FUSION

TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NJ



TABLE OF CONTENTS

A-001 COVER SHEET
A-002 PROJECT TABULATIONS

BUILDING A - MULTIFAMILY
A-100 ILLUSTRATIVE SITE PLAN - BUILDING A
A-101a GROUND LEVEL PLAN
A-101b GROUND LEVEL PLAN
A-102a RESIDENTIAL LEVEL R1 PLAN
A-102b RESIDENTIAL LEVEL R1 PLAN
A-103a RESIDENTIAL LEVEL R2/R3 PLAN
A-103b RESIDENTIAL LEVEL R2/R3 PLAN
A-104a RESIDENTIAL LEVEL R4 PLAN
A-104b RESIDENTIAL LEVEL R4 PLAN
A-110 BUILDING A OVERALL ELEVATIONS
A-111 BUILDING A ELEVATIONS
A-112 BUILDING A ELEVATIONS
A-113 BUILDING A ELEVATIONS
A-114 BUILDING A ELEVATIONS
A-115 BUILDING A ELEVATIONS
A-116 BUILDING A ELEVATIONS
A-120 BUILDING A1 SIGNAGE
A-121 BUILDING A1 SIGNAGE
A-122 BUILDING A2 SIGNAGE
A-123 BUILDING A2 SIGNAGE

BUILDING C - EXPERENTIAL F&B
A-200 ILLUSTRATIVE SITE PLAN - EXPERIENTIAL F&B
A-201 GROUND LEVEL PLAN - EXPERIENTIAL F&B
A-210 OVERALL ELEVATIONS - EXPERIENTIAL F&B
A-220 EXPERIENTIAL F&B SIGNAGE

BUILDING D - HOTEL
A-300 ILLUSTRATIVE SITE PLAN - HOTEL
A-301 GROUND LEVEL PLAN - HOTEL
A-302 TYPICAL LEVEL PLAN (2ND-4TH) - HOTEL
A-303 ROOFTOP AMENTIY LEVEL PLAN - HOTEL
A-310 OVERALL BUILDING ELEVATIONS - HOTEL
A-320 HOTEL SIGNAGE
A-321 HOTEL SIGNAGE

BUILDING E - OFFICE
A-400 ILLUSTRATIVE SITE PLAN - OFFICE
A-401 GROUND LEVEL PLAN - OFFICE
A-402 TYPICAL LEVEL PLAN - OFFICE
A-410 OVERALL BUILDING ELEVATIONS - OFFICE
A-420 OFFICE SIGNAGE
A-421 OFFICE SIGNAGE

BUILDING F - RETAIL KIOSK
A-500 ILLUSTRATIVE SITE PLAN - KIOSK
A-501 GROUND LEVEL PLAN - KIOSK
A-510 OVERALL BUILDING ELEVATIONS - KIOSK
A-520 RETAIL KIOSK SIGNAGE

TOWNHOUSE / STACKED TOWNHOUSE UNITS
A-600 ILLUSTRATIVE SITE PLAN - TOWNHOUSE UNITS
A-601 24" RL TH (UNIT A) - FLOOR PLANS
A-602 24 TH (UNIT A) - STRIP FLOOR PLANS (TYP. 3 UNIT BLDG)
A-603 24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 3 UNIT BLDG)
A-604 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 3 UNIT BLDG)
A-605 24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 4 UNIT BLDG)
A-606 24 TH (UNIT A) - STRIP FLOOR PLANS (TYP. 4 UNIT BLDG)
A-607 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 4 UNIT BLDG)
A-608 24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 5 UNIT BLDG)
A-609 24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 5 UNIT BLDG)
A-610 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 5 UNIT BLDG)
A-611 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 5 UNIT BLDG)
A-612 24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 6 UNIT BLDG)
A-613 24 TH (UNIT A) - STRIP FLOOR PLANS (TYP. 6 UNIT BLDG)
A-614 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 6 UNIT BLDG)
A-615 24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 6 UNIT BLDG)
A-616 22' STACKED TH (UNITS B1/B2) - FLOOR PLANS
A-617 26'6" STACKED TH (UNITS C1/C2) - FLOOR PLANS
A-618 26'6" & 22' STACKED TH - STRIP FLOOR PLANS (TYP 6)
A-619 266" & 22' STACKED TH - STRIP FLOOR PLANS (TYP 6)
A-620 266" & 22' STACKED TH - STRIP ELEVATIONS (TYP 6)
A-621 26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 10)
A-622 26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 10)
A-623 26'6' & 22° STACKED TH - STRIP ELEVATIONS (TYP 10)

BUILDING B - SUPPORTIVE HOUSING
A-700 ILLUSTRATIVE SITE PLAN - SUPPORTIVE HOUSING
A-701 GROUND LEVEL PLAN - SUPPORTIVE HOUSING
A-702 TYP. LEVEL PLAN (2ND - 3RD) - SUPPORTIVE HOUSING
A-710 OVERALL BUIDING ELEVATIONS - SUPPORTIVE HOUSING

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

COVER SHEET

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

09/04/25
WOD.012A

A-001

MIDDLESEX COUNTY, NJ
FUSION

SCALE:
(ON 22" x 34" SHEET)

BUILDING A - MULTIFAMILY

UNIT TYPE	FLOORS					TOTAL	
	GRND	R1	R2	R3	R4	UNITS	%
MARKET RATE							
STUDIO		2	2	2	2	8	2.2%
1 BD		27	28	28	16	99	26.6%
1 BD + DEN	4	14	14	14	14	60	16.1%
2 BD	4	26	30	30	23	113	30.4%
2 BD + DEN		10	10	10	13	43	11.6%
3 BD		5	4	4	10	23	6.2%
TOTAL UNITS PER FLOOR	**8**	**84**	**88**	**88**	**78**	**346**	**93%**
C.O.A.H							
1 BD	2	3				5	1.3%
2 BD		4	4	4	3	15	4.0%
3 BD		1	2	2	1	6	1.6%
TOTAL UNITS PER FLOOR	**2**	**8**	**6**	**6**	**4**	**26**	**7%**
OVERALL TOTAL	**10**	**92**	**94**	**94**	**82**	**372**	**100%**
NET RES. FLOOR AREA	10,138 SF	102,628 SF	105,526 SF	105,526 SF	98,343 SF	422,161 SF	64.1%
CIRCULATION / MECH	3,782 SF	14,517 SF	11,513 SF	11,513 SF	12,000 SF	53,325 SF	8.1%
LOBBY / AMENITY	18,805 SF				1,504 SF	20,309 SF	3.1%
RETAIL	29,810 SF					29,810 SF	4.5%
GROSS PARKING AREA	132,786 SF					132,786 SF	20.2%
GROSS FLOOR AREA	195,321 SF	117,145 SF	117,039 SF	117,039 SF	111,847 SF	**658,391 SF**	**100.0%**

BUILDING C - EXPERIENTIAL F & B

AREA	TOTAL	
	AREA	%
EXPERIENTIAL F & B	**19,870 SF**	**100%**

BUILDING E - OFFICE

AREAS	FLOORS			TOTAL	
	GRND	L2	L3	AREA	%
RETAIL / PROF OFFICE	16,110 SF			16,110 SF	26.9%
OFFICE		20,000 SF	20,000 SF	40,000 SF	66.7%
OFFICE LOBBY / CIRCULATION	3,200 SF			3,200 SF	5.3%
ELECTRICAL / WATER ROOM	690 SF			690 SF	1.2%
GROSS FLOOR AREA	20,000 SF	20,000 SF	20,000 SF	**60,000 SF**	**100.0%**

BUILDING F - KIOSK

AREA	TOTAL	
	AREA	%
SERVICE/ SUPPORT	**1,400 SF**	**100%**

BUILDING D - HOTEL

KEY TYPE	FLOORS					TOTALS	
	GRND	L2	L3	L4	ROOF	KEYS	%
TOTAL KEYS PER FLOOR	10	30	30	30		**100**	**100%**
GROSS FLOOR AREA	19,157 SF	16,416 SF	16,416 SF	16,416 SF	3,342 SF	**71,747 SF**	**100%**

TOWNHOUSE / STACKED TOWNHOUSE UNITS

UNIT TYPE		# OF BR	LOTS	TOTAL		
				UNITS	AREA	%
MARKET RATE						
UNIT A		3 BR	89	89	222,856	58.2%
UNIT B	UNIT B1	2 BR	16	16	17,168	10.5%
	UNIT B2	3 BR		16	28,496	10.5%
UNIT C	UNIT C1	2 BR	16	16	22,784	10.5%
	UNIT C2	3 BR		16	34,704	10.5%
TOTAL			**121**	**153**	**326,008**	**100%**

BUILDING B - SUPPORTIVE

UNIT TYPE	FLOORS			TOTAL	
	GRND	L2	L3	UNITS	%
1 BD	8	13	13	34	85.0%
2 BD	1	1	1	3	7.5%
4 BD	1	1	1	3	7.5%
TOTAL UNITS PER FLOOR	**10**	**15**	**15**	**40**	**100%**
NET RES. FLOOR AREA	8,960 SF	12,616 SF	12,616 SF	34,192 SF	78.3%
CIRCULATION / MECH	2,672 SF	1,936 SF	1,936 SF	6,544 SF	15.0%
LOBBY / AMENITY	2,920 SF			2,920 SF	6.7%
GROSS FLOOR AREA	14,552 SF	14,552 SF	14,552 SF	**43,656 SF**	**100.0%**

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

PROJECT TABULATIONS

SITE PLAN SUBMISSION

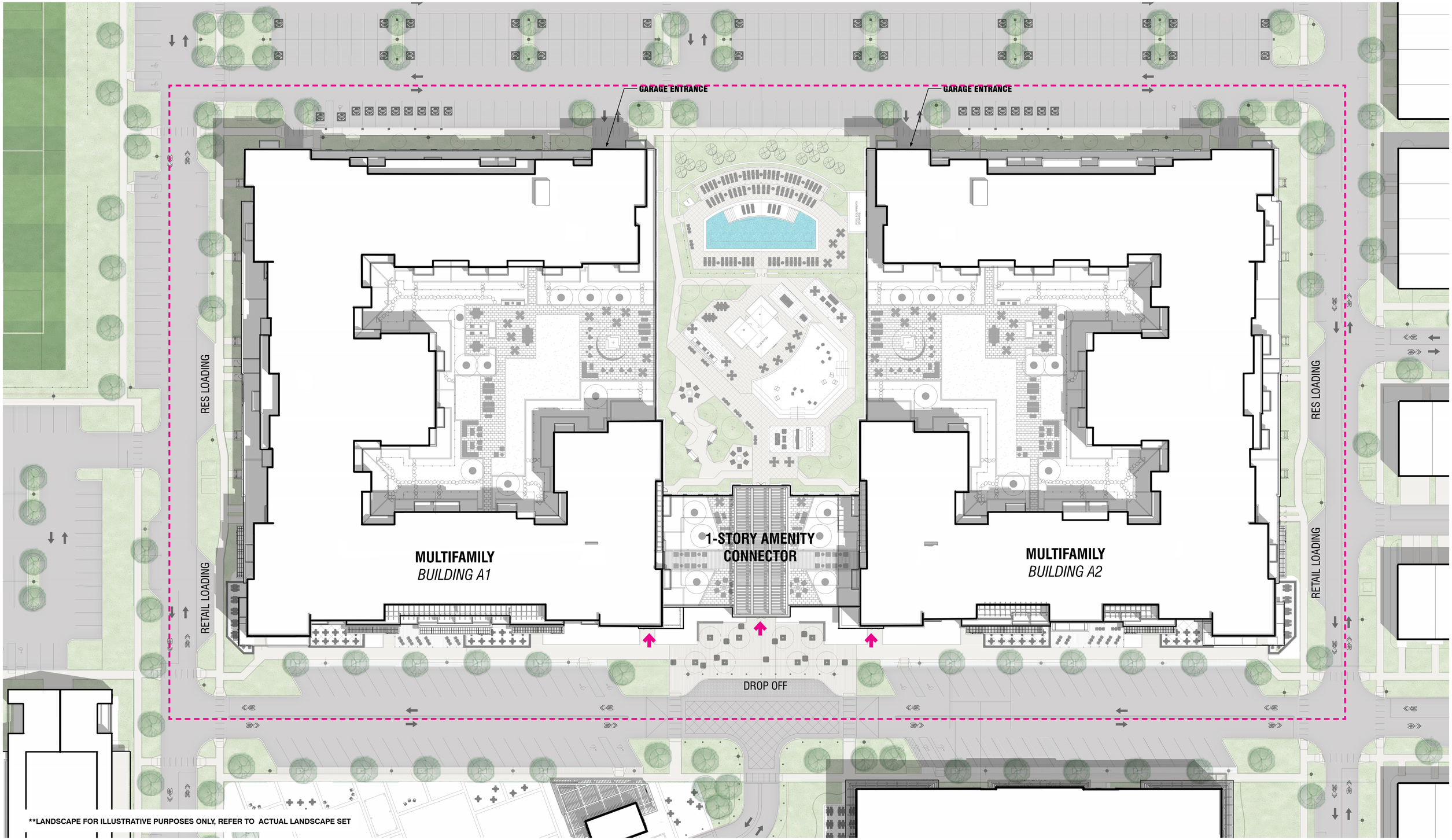
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MIDDLESEX COUNTY, NJ
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-002



lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY BUILDING A1&A2

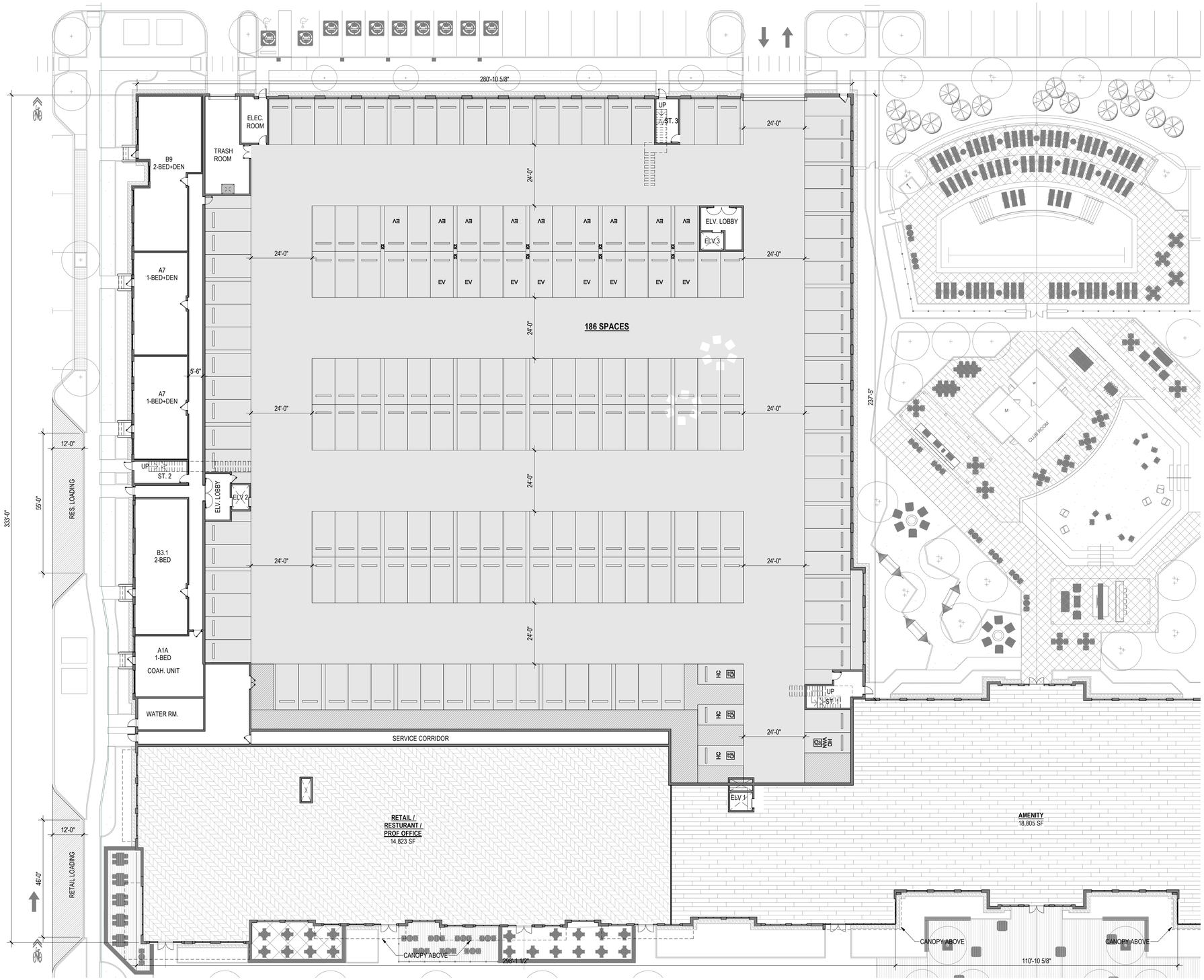
MIDDLESEX COUNTY, NJ

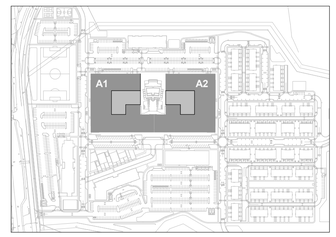
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-100





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN - BLDG A1

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

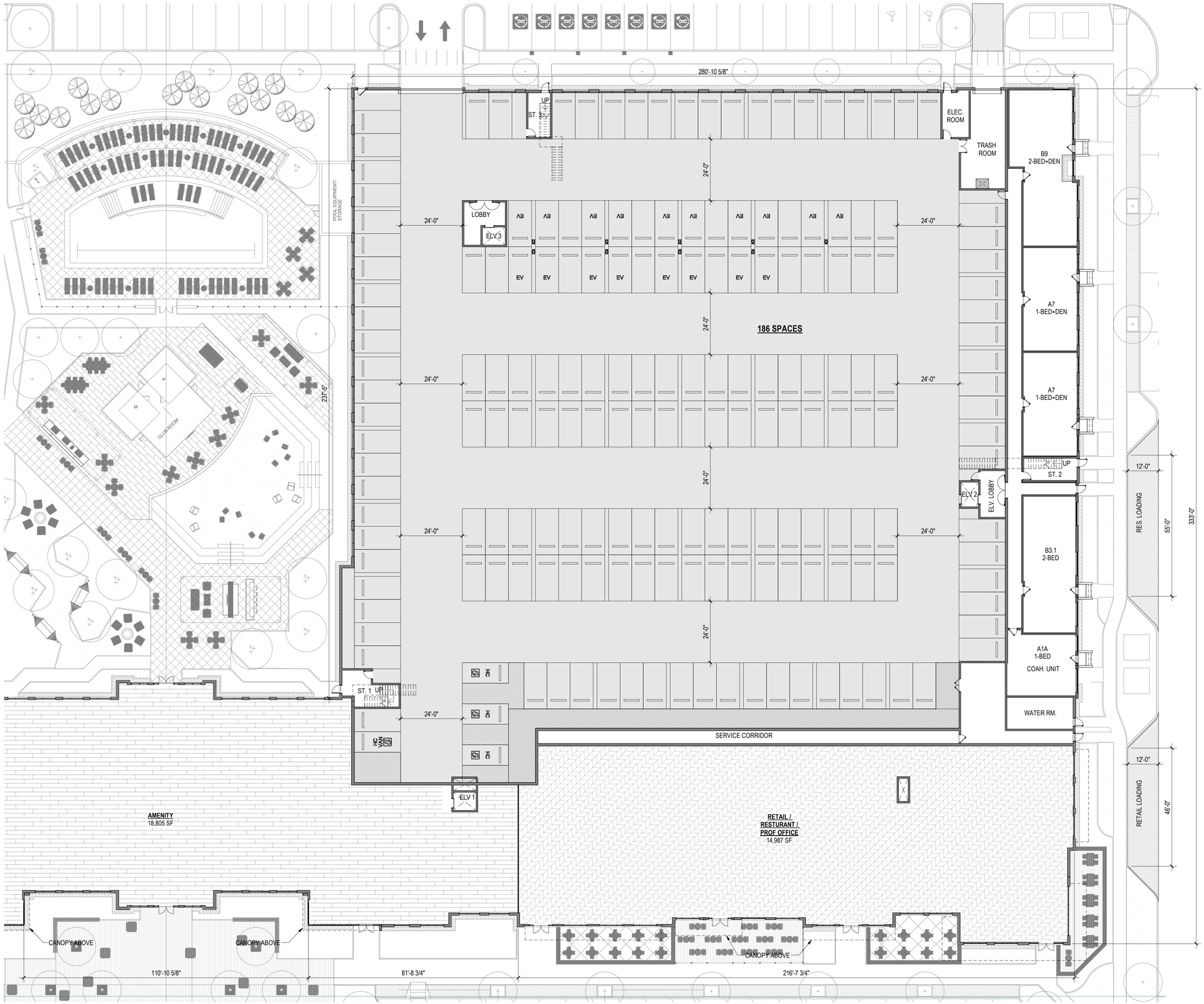
MULTIFAMILY

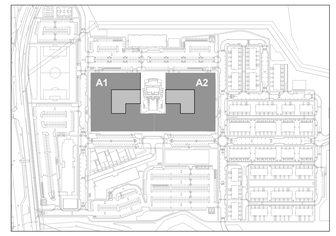
09/04/25
WOD.012A

A-101A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 8 16 32 64
SCALE:3/64" = 1'-0" (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN - BLDG A2

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

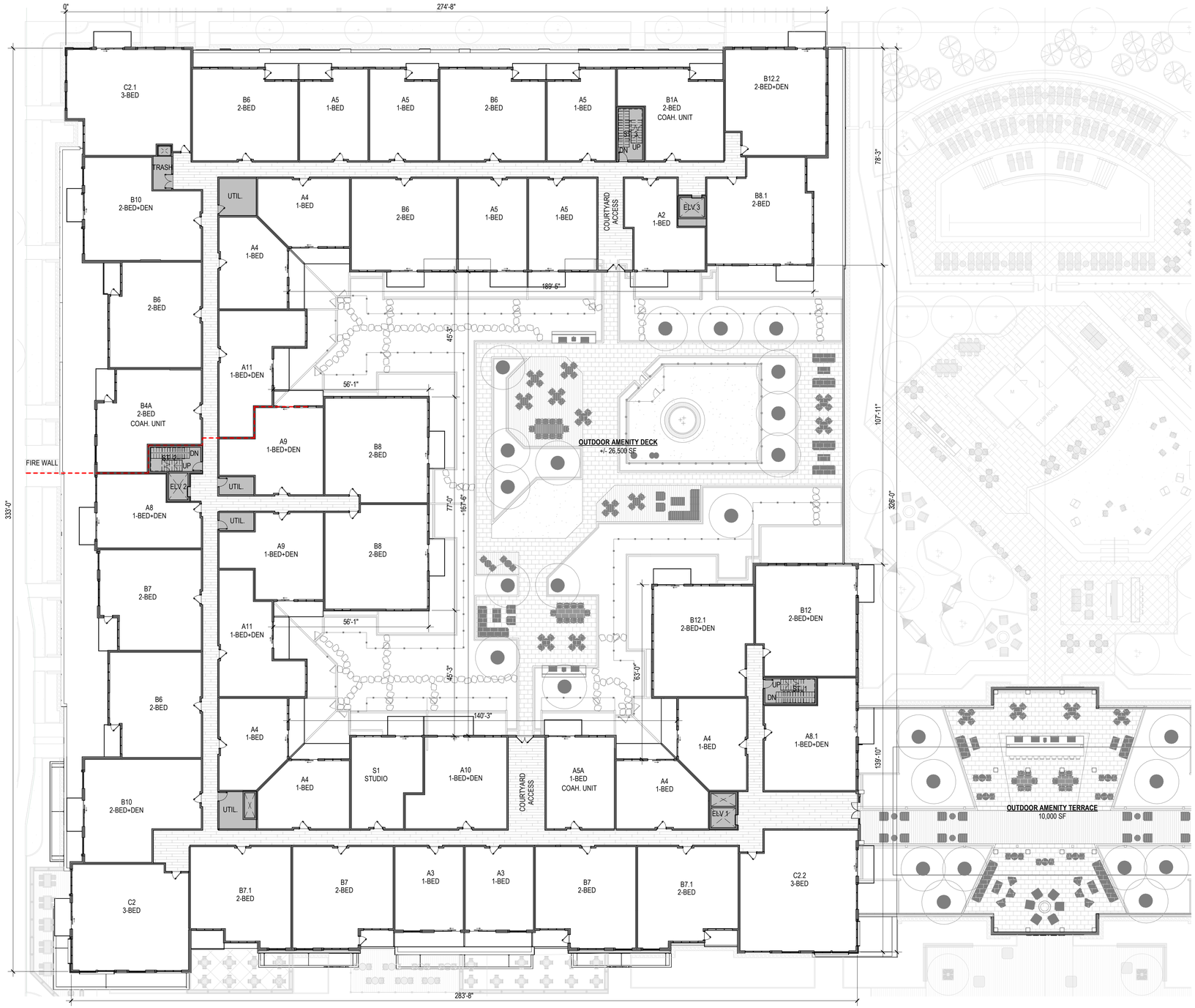
MULTIFAMILY

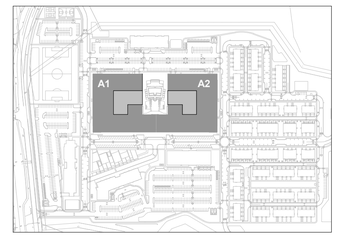
09/04/25
WOD.012A

A-101B

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 8 16 32 64
SCALE:3/64" = 1'-0" (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R1 PLAN - BLDG A1

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

MIDDLESEX COUNTY, NJ

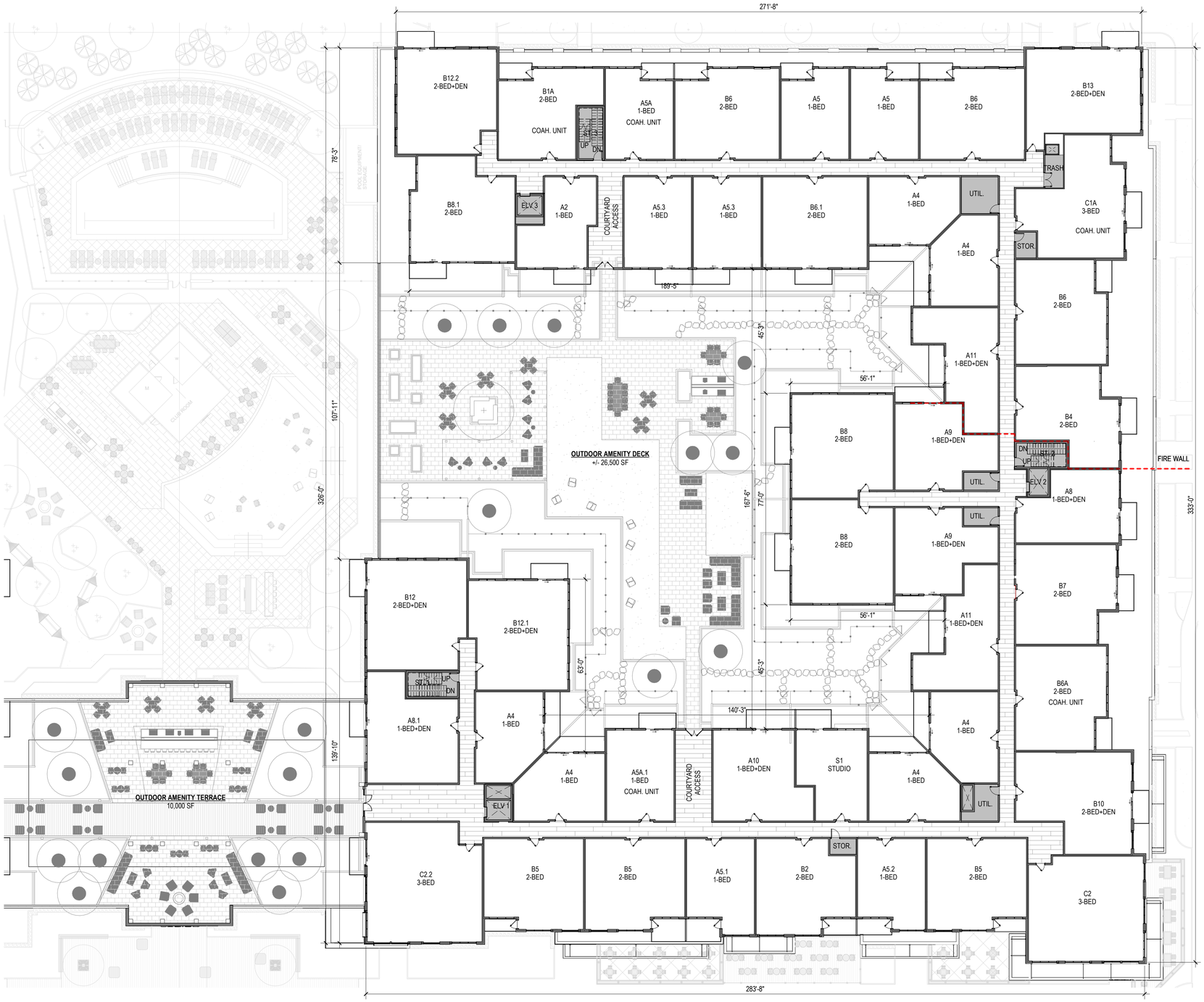
FUSION PLAINSBORO

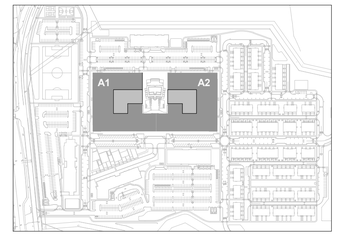
09/04/25
WOD.012A

A-102A

0 10 20 40

SCALE:1" = 20' (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R1 PLAN - BLDG A2

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

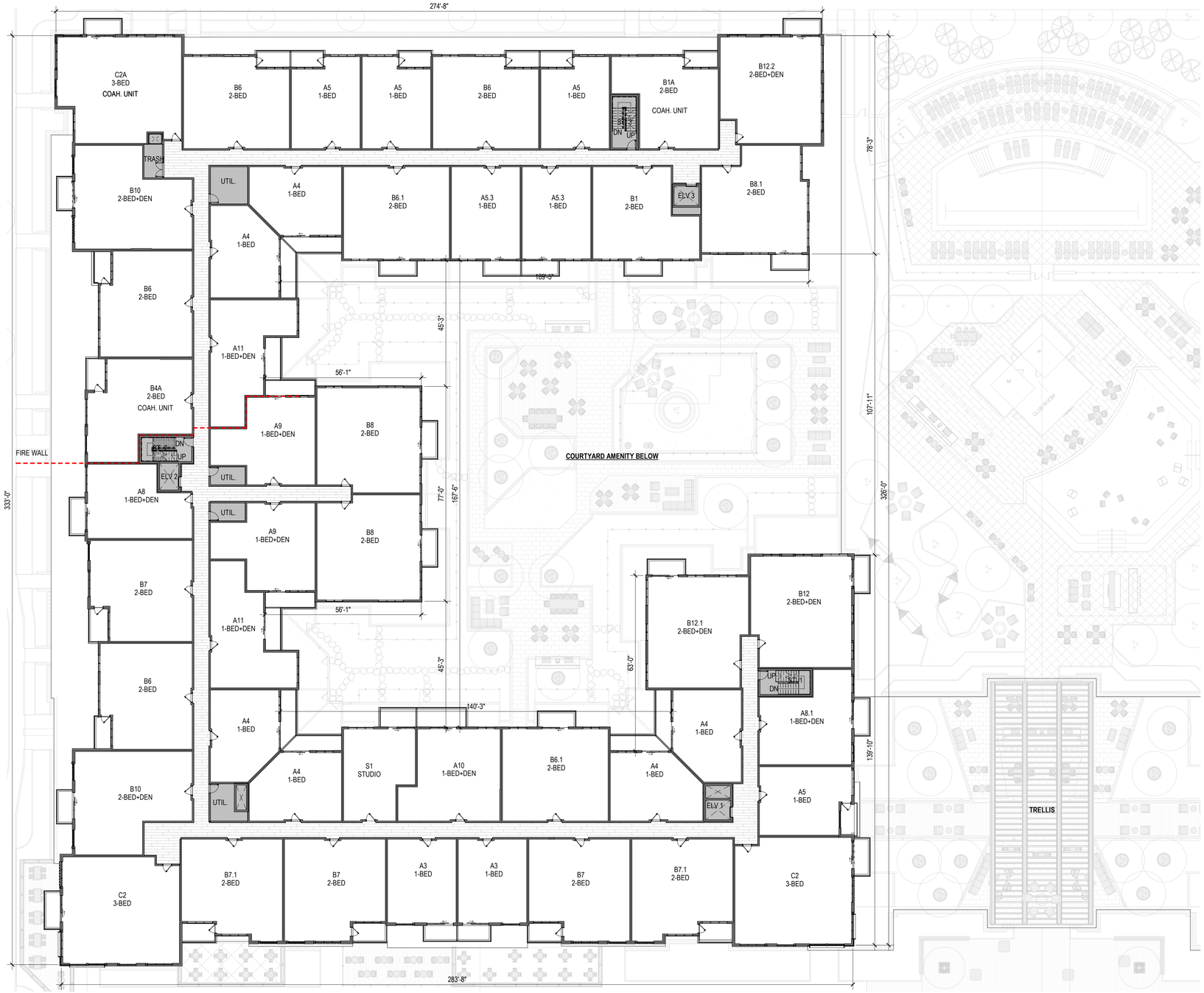
MULTIFAMILY

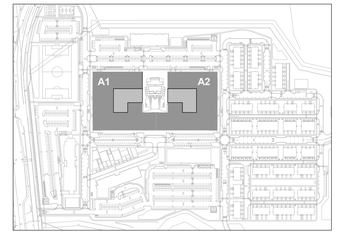
09/04/25
WOD.012A

A-102B

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 10 20 40
SCALE:1" = 20' (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R2/R3 PLAN - BLDG A1

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

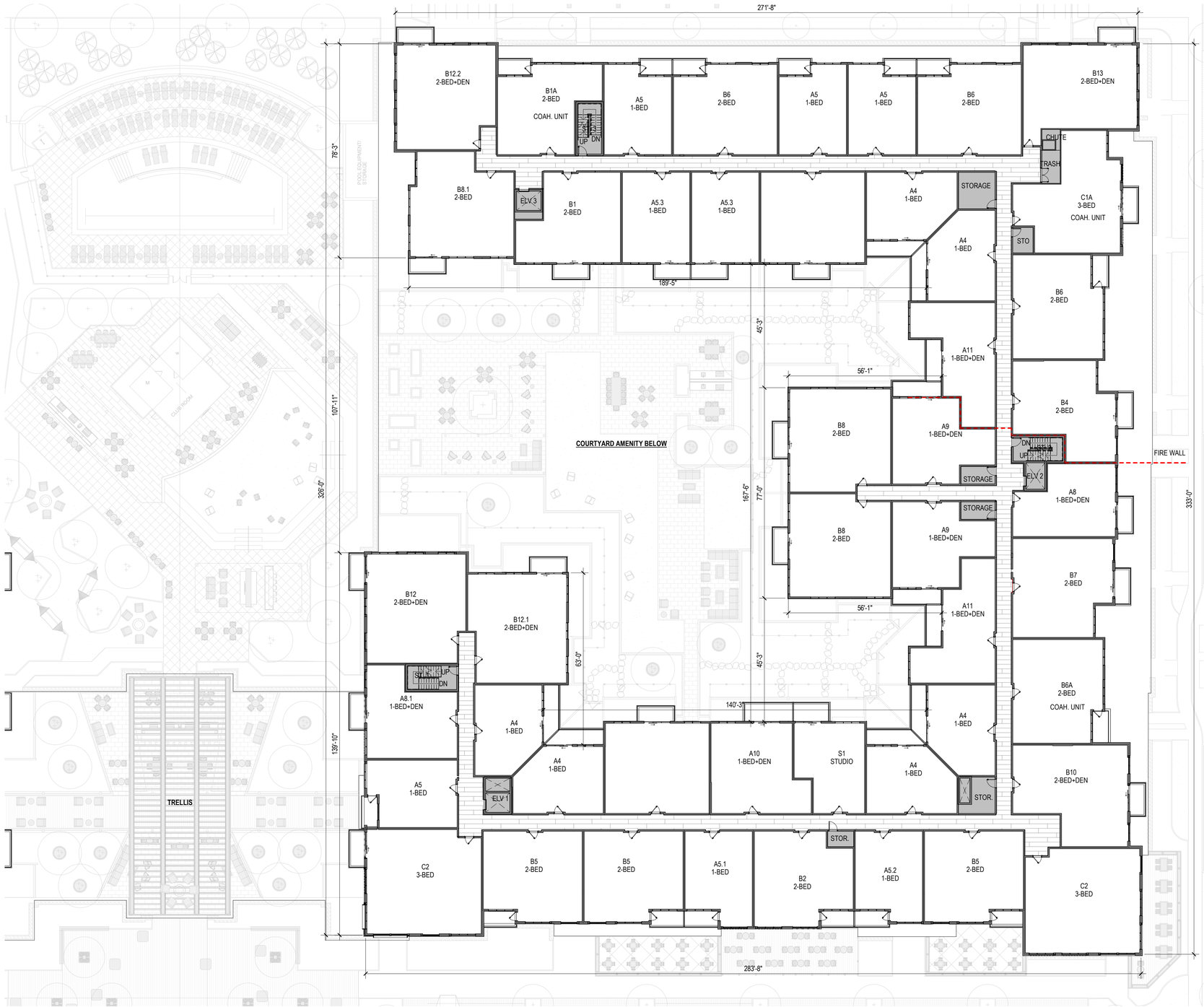
MULTIFAMILY

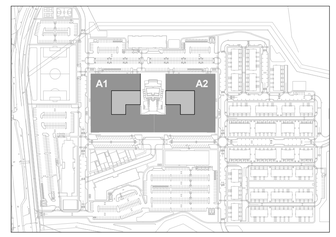
09/04/25
WOD.012A

A-103A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 10 20 40
SCALE:1" = 20' (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R2/R3 PLAN - BLDG A2

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

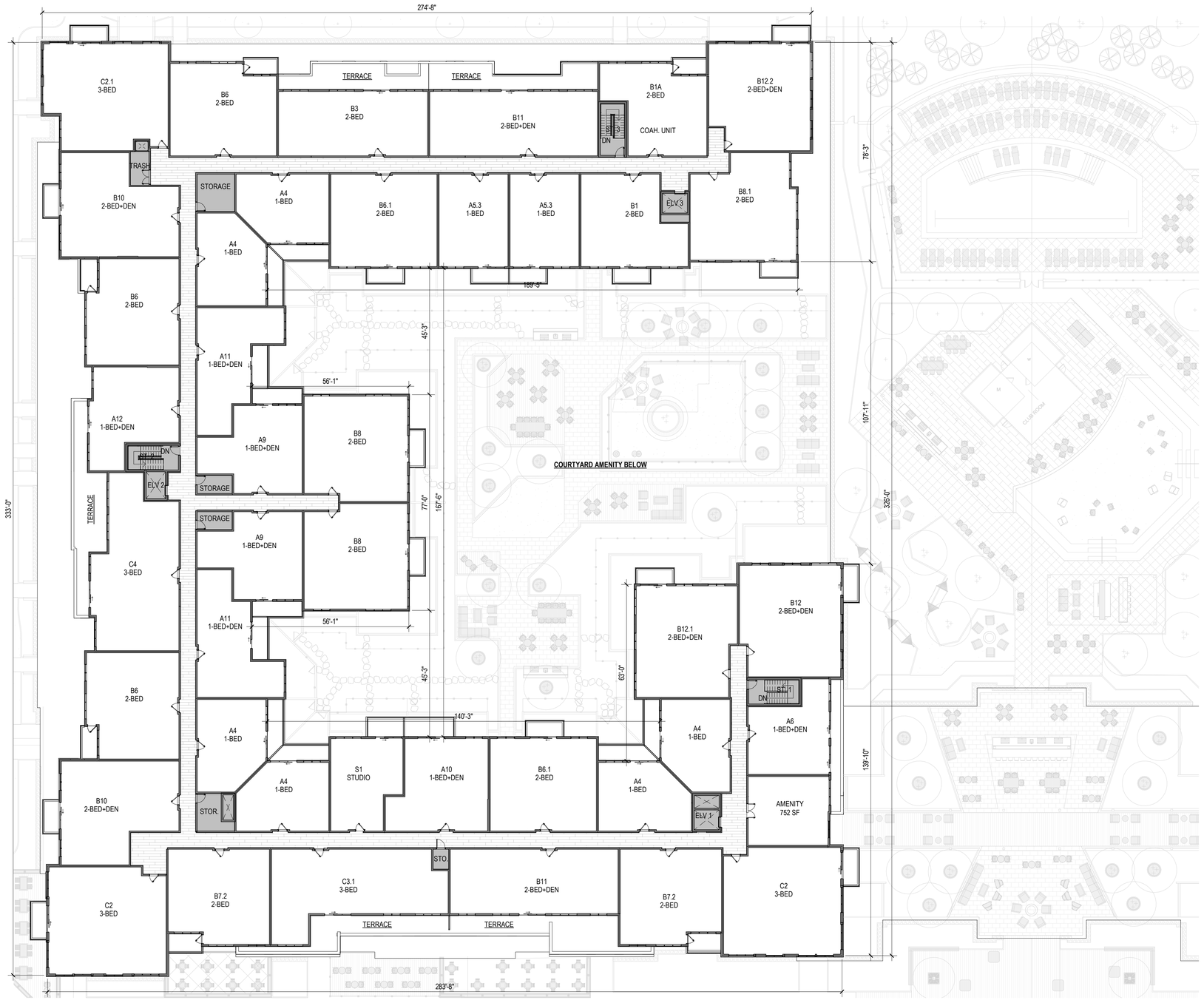
MULTIFAMILY

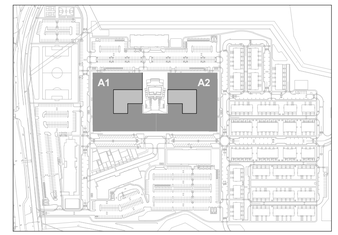
09/04/25
WOD.012A

A-103B

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 10 20 40
SCALE:1" = 20' (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R4 PLAN - BLDG A1

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

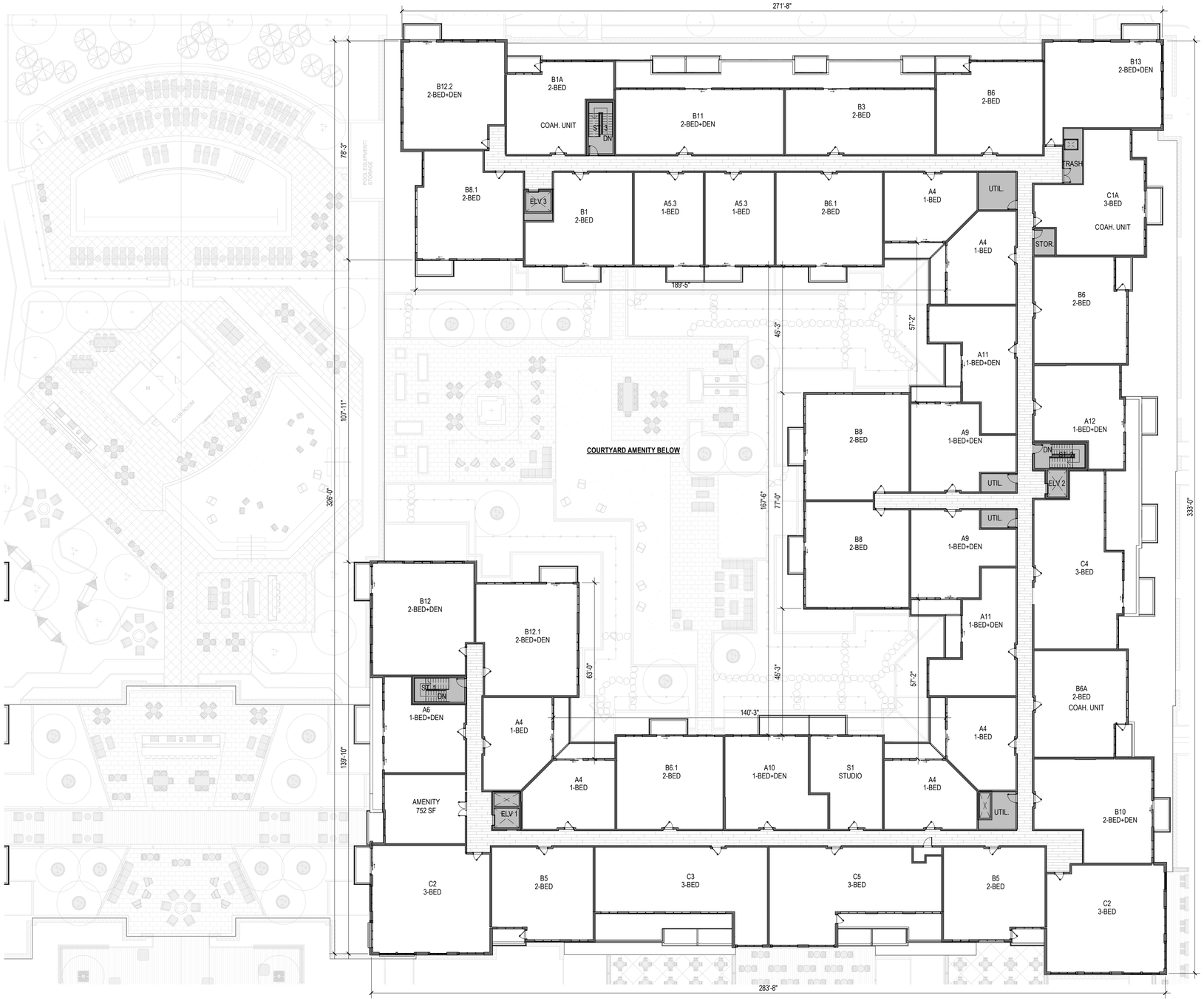
MULTIFAMILY

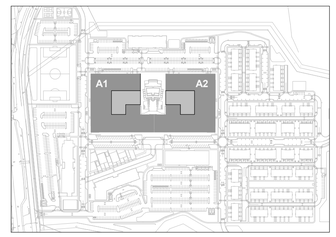
09/04/25
WOD.012A

A-104A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 10 20 40
SCALE:1" = 20' (@ 22"X34")





lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RESIDENTIAL LEVEL R4 PLAN - BLDG A2

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

A-104B

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 10 20 40
SCALE:1" = 20' (@ 22"X34")



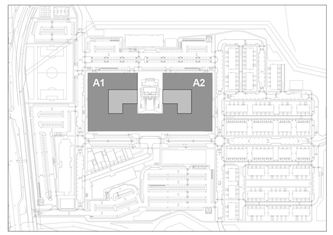
1 A-110 SOUTH OVERALL ELEVATION

Scale: 1" = 30'-0"



2 A-110 NORTH OVERALL ELEVATION

Scale: 1" = 30'-0"



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A OVERALL ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

A-110

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 15 30 60 90
SCALE:1" = 30'-0" (@ 22"X34")



1 A-111

BUILDING A1 SOUTH ELEVATION

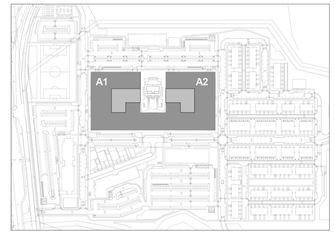
Scale: 1/16" = 1'-0"



2 A-111

BUILDING A1 COURTYARD ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

A-111

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



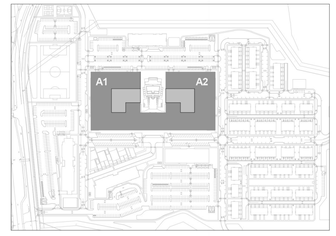
1 A-112 BUILDING A1 NORTH ELEVATION

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



2 A-112 BUILDING A1 WEST ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

09/04/25
WOD.012A

A-112

0 4 8 16 32

SCALE:1/16" = 1'-0" (@ 22"X34")



1 A-113 BUILDING A1 COURTYARD EAST ELEVATION

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



2 A-113 BUILDING A1 COURTYARD NORTH ELEVATION

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



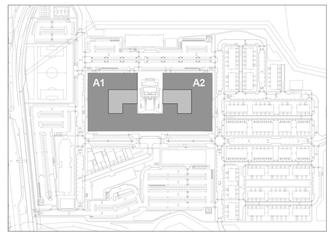
3 A-113 BUILDING A1 COURTYARD SOUTH ELEVATION

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



4 A-113 BUILDING A1 COURTYARD WEST ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

A-113

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



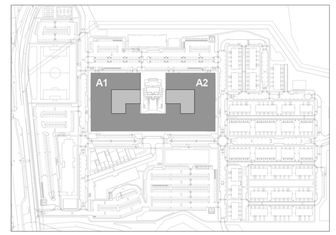
1 A-114 **BUILDING A2 SOUTH ELEVATION**

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



2 A-114 **BUILDING A2 COURTYARD ELEVATION**

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

9.04.25
WOD.012A

A-114

0 4 8 16 32

SCALE:1/16" = 1'-0" (@ 22"X34")



2 A-115

BUILDING A2 NORTH ELEVATION

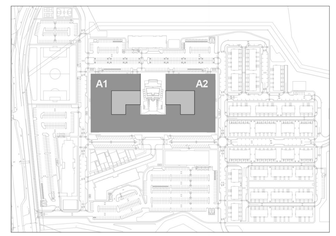
Scale: 1/16" = 1'-0"



1 A-115

BUILDING A2 EAST ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

A-115

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



1 A-116 BUILDING A2 COURTYARD SOUTH ELEVATION

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



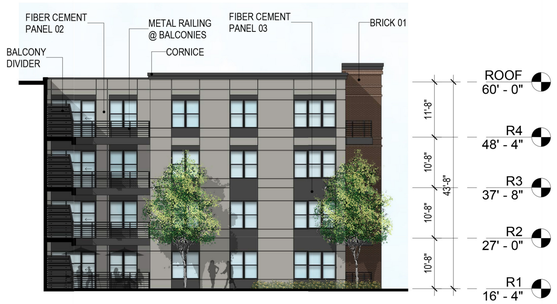
2 A-116 BUILDING A2 COURTYARD NORTH ELEVATION

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



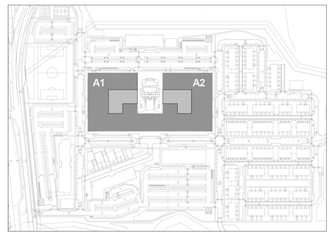
3 A-116 BUILDING A2 COURTYARD WEST ELEVATION

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



4 A-116 BUILDING A2 COURTYARD EAST ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A ELEVATIONS

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

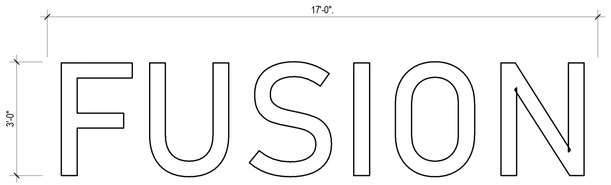
A-116

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

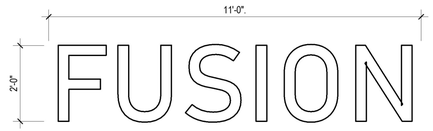
0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



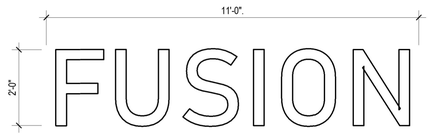
1 A-120 **WALL-MOUNTED SIGN**
Scale: 1/16" = 1'-0"



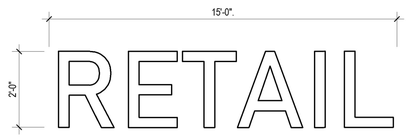
A A-120 **WALL-MOUNTED SIGN** AREA = 51 SF
Scale: 1/2" = 1'-0"



B A-120 **WALL-MOUNTED SIGN** AREA = 22 SF
Scale: 1/2" = 1'-0"



C A-120 **CANOPY-MOUNTED SIGN** AREA = 22 SF
Scale: 1/2" = 1'-0"



D A-120 **CANOPY-MOUNTED SIGN** AREA = 30 SF
Scale: 1/2" = 1'-0"

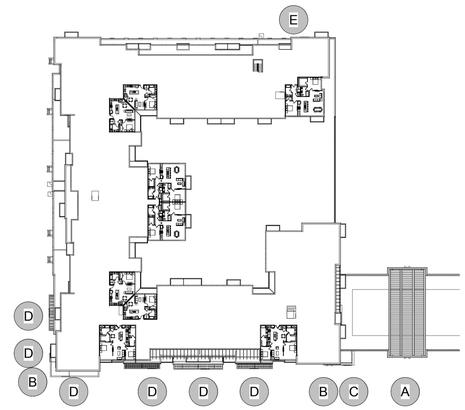


E A-120 **WALL-MOUNTED SIGN** AREA = 15 SF
Scale: 1/2" = 1'-0"

CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

BUILDING A - MULTIFAMILY SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	WALL MOUNTED	21'	1	51 SF	51 SF
B	BUILDING IDEN.	WALL MOUNTED	63'	4	22 SF	88 SF
C	BUILDING IDEN.	CANOPY MOUNTED	17'	2	22 SF	44 SF
D	RETAIL	CANOPY MOUNTED	18'	12	30 SF	360 SF
E	PARKING	WALL MOUNTED	14'	2	15 SF	30 SF



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A1 SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY
09/04/25
WOD.012A
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

A-120



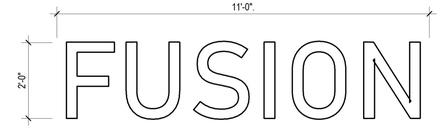
1 A-121 SIGNAGE @ BUILDING A1 NORTH ELEVATION

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



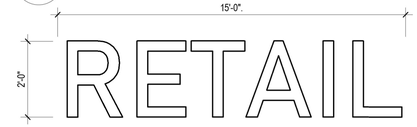
2 A-121 SIGNAGE @ BUILDING A1 WEST ELEVATION

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



B A-121 WALL-MOUNTED SIGN AREA = 22 SF

Scale: 1/2" = 1'-0"



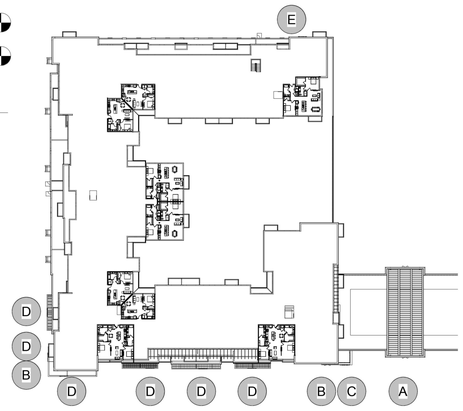
D A-121 CANOPY-MOUNTED SIGN AREA = 30 SF

Scale: 1/2" = 1'-0"



E A-121 WALL-MOUNTED SIGN AREA = 15 SF

Scale: 1/2" = 1'-0"



CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A1 SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY | 09/04/25 | WOD.012A

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

A-121

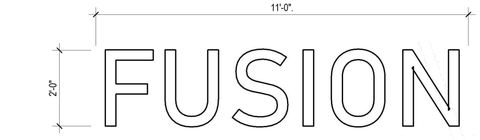


1 A-122 BUILDING A2 SOUTH ELEVATION

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

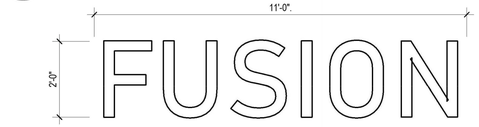
2 A-122 BUILDING A2 EAST ELEVATION

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



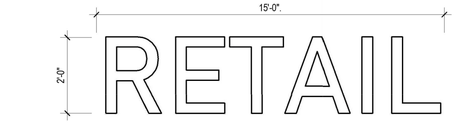
B A-122 WALL-MOUNTED SIGN AREA = 22 SF

Scale: 1/2" = 1'-0"



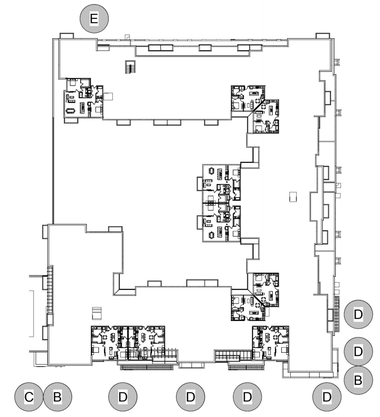
C A-122 CANOPY-MOUNTED SIGN AREA = 22 SF

Scale: 1/2" = 1'-0"



D A-122 CANOPY-MOUNTED SIGN AREA = 30 SF

Scale: 1/2" = 1'-0"



CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A2 SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY | 09/04/25 | WOD.012A

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

A-122



2 A-123 BUILDING A2 NORTH ELEVATION

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

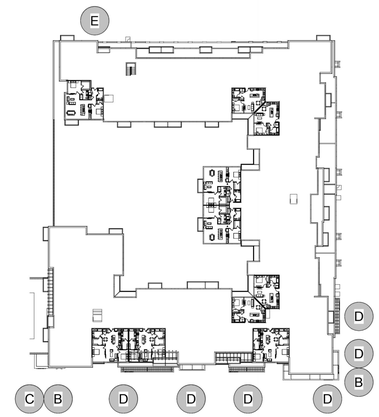


E A-123 WALL-MOUNTED SIGN — AREA = 15 SF

Scale: 1/2" = 1'-0"

CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING A2 SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

MULTIFAMILY

09/04/25
WOD.012A

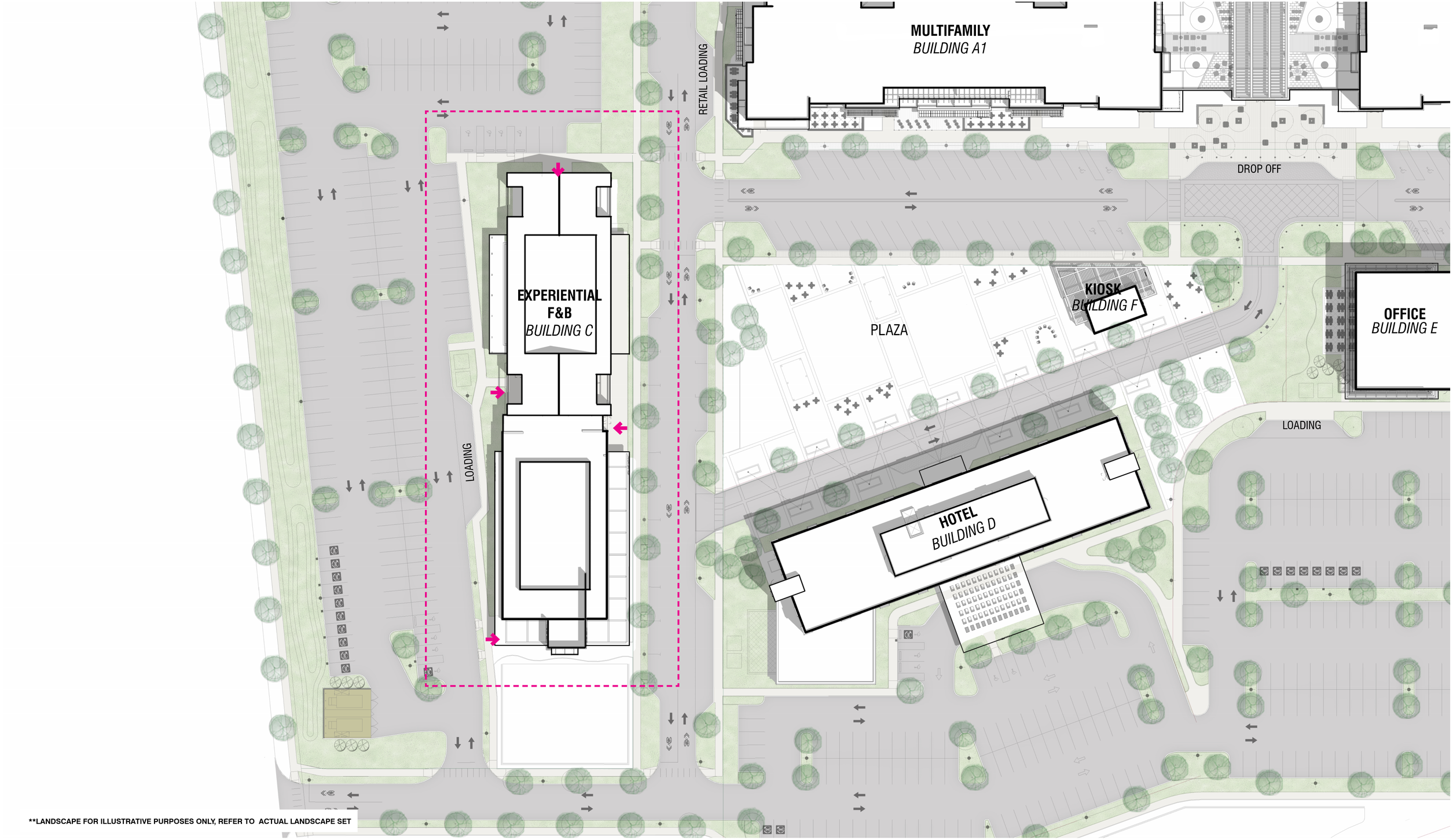
A-123

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

0 4 8 16 32

SCALE:1/16" = 1'-0" (@ 22"X34")



**LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO ACTUAL LANDSCAPE SET

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

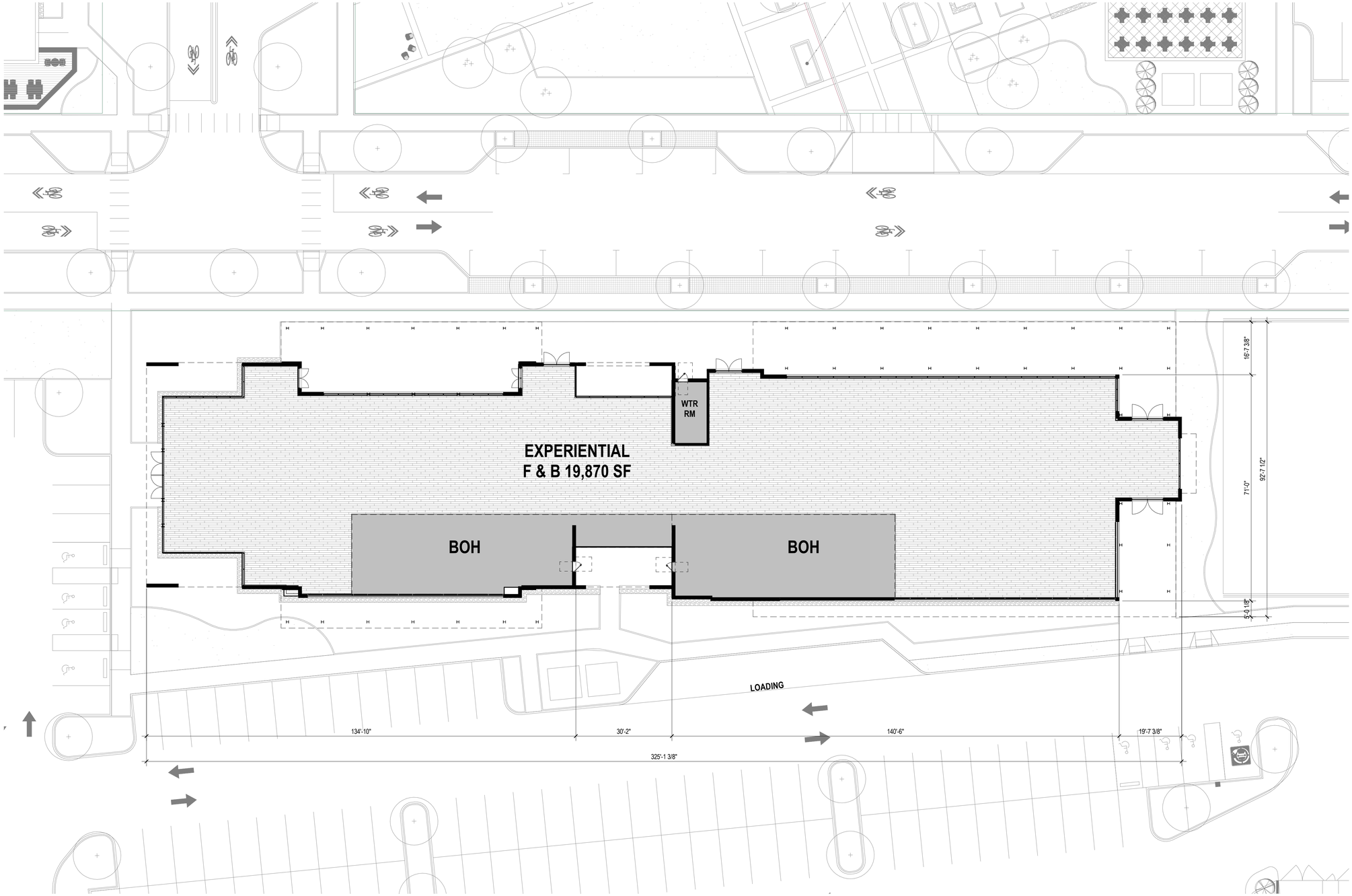
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

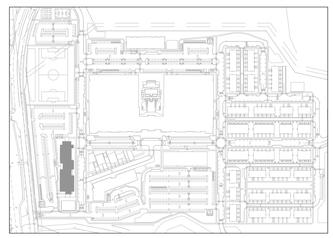
EXPERIENTIAL F&B
MIDDLESEX COUNTY, NJ
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-200





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND FLOOR

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

EXPERIENTIAL F & B

09/04/25
WOD.012A

A-201

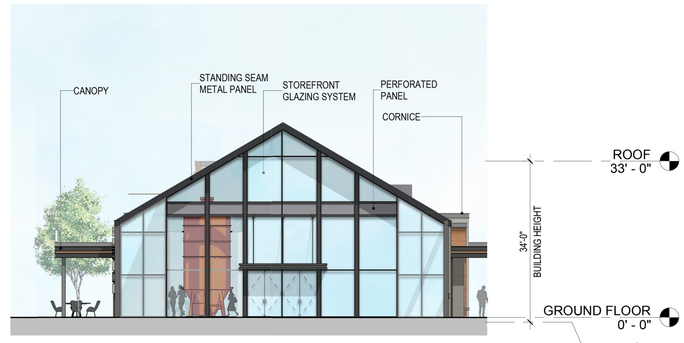
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



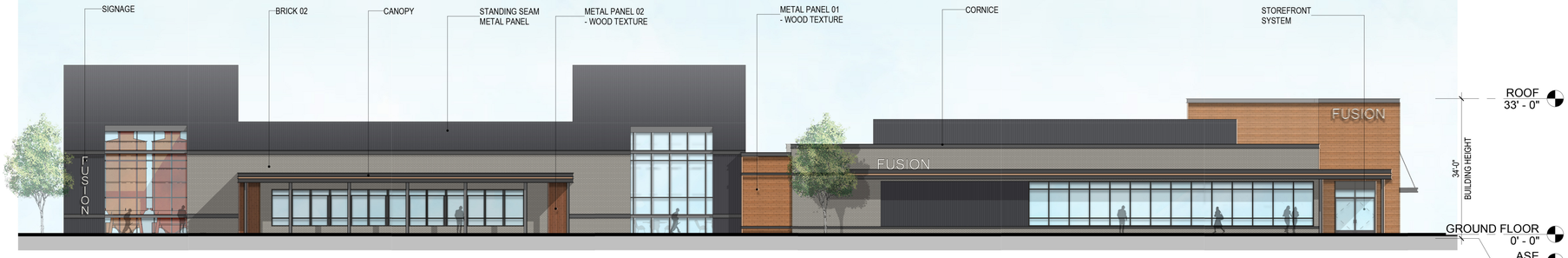
1 A-210 **EAST ELEVATION - FACING TOWN SQUARE**

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



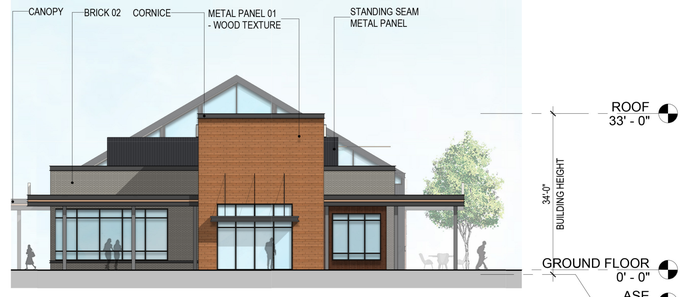
3 A-210 **NORTH ELEVATION**

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



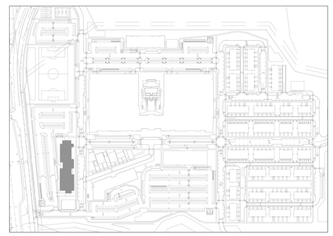
2 A-210 **WEST ELEVATION - FACING PARKING**

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



4 A-210 **SOUTH ELEVATION**

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OVERALL ELEVATIONS- EXPERIENTIAL

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

EXPERIENTIAL F & B

09/04/25
WOD.012A

A-210

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

0 4 8 16 32

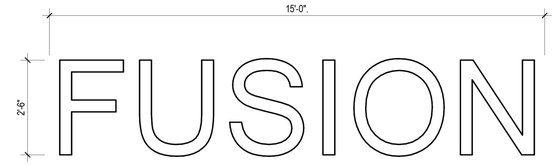
SCALE:1/16" = 1'-0" (@ 22"X34")



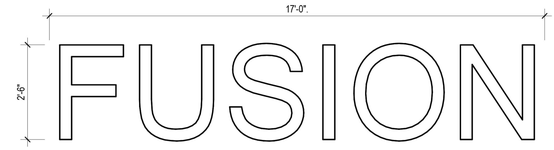
2 A-220 SIGNAGE @ F & B EXPERIENTIAL EAST ELEVATION
Scale: 1/16" = 1'-0"



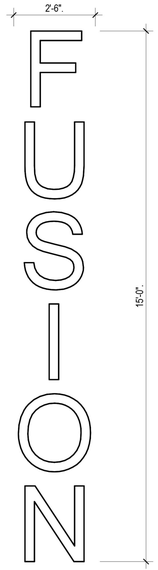
1 A-220 SIGNAGE @ F & B EXPERIENTIAL WEST ELEVATION
Scale: 1/16" = 1'-0"



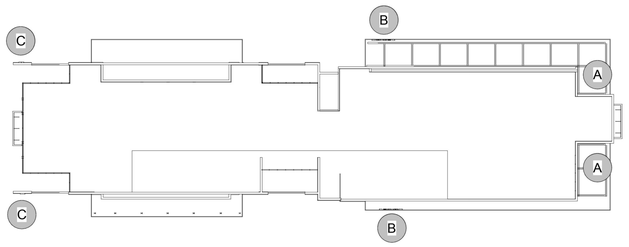
A A-220 WALL-MOUNTED SIGN — AREA = 38 SF
Scale: 1/2" = 1'-0"



B A-220 CANOPY-MOUNTED SIGN — AREA = 42 SF
Scale: 1/2" = 1'-0"



C A-220 VERTICAL WALL-MOUNTED SIGN — AREA = 38 SF
Scale: 1/2" = 1'-0"



CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

BUILDING C - F&B SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	WALL MOUNTED	32'	2	38 SF	76 SF
B	BUILDING IDEN.	CANOPY MOUNTED	20'	2	42 SF	84 SF
C	BUILDING IDEN.	VERT. WALL MOUNTED	20'	2	38 SF	76 SF

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

EXPERIENTIAL F & B SIGNAGE

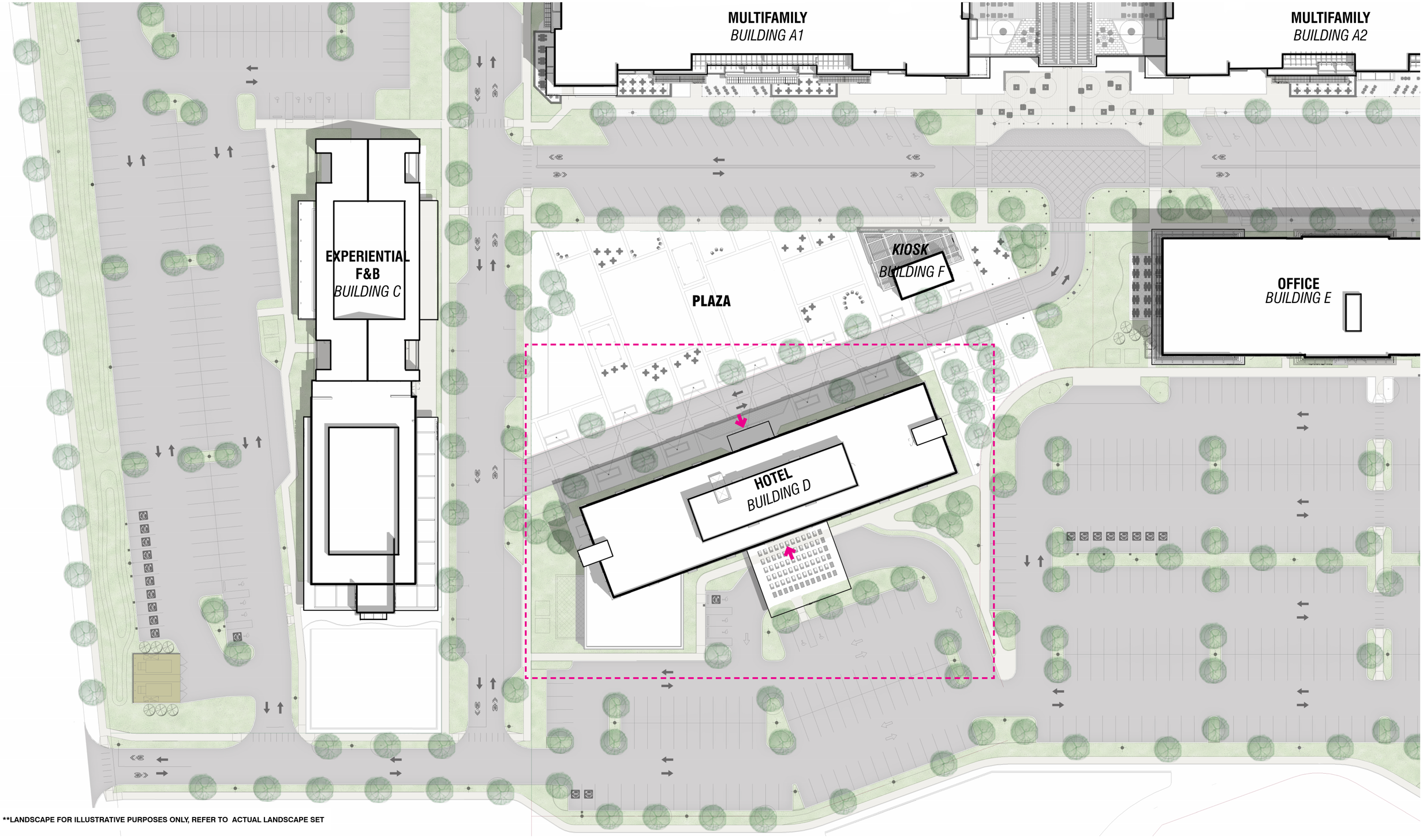
SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

EXPERIENTIAL F & B
09/04/25
WOD.012A
A-220

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



**LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO ACTUAL LANDSCAPE SET

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

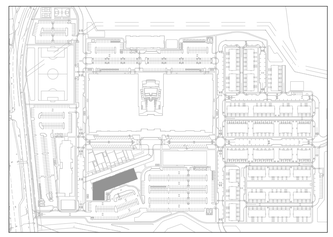
HOTEL
MIDDLESEX COUNTY, NJ
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-300





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN - HOTEL

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

HOTEL

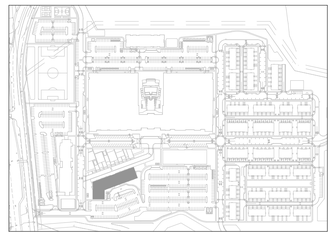
09/04/25
WOD.012A

A-301

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

TYPICAL LEVEL PLAN (2ND-4TH) - HOTEL

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

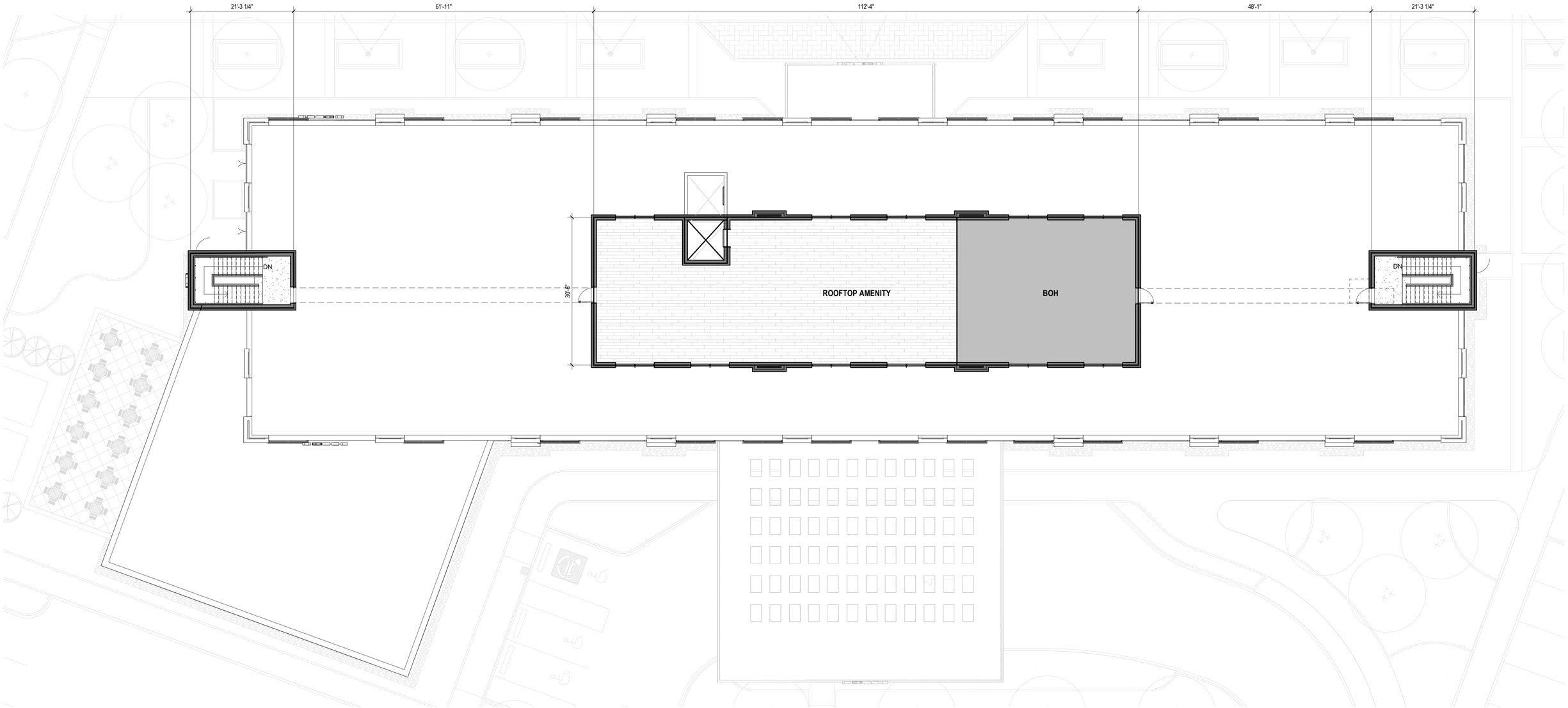
HOTEL

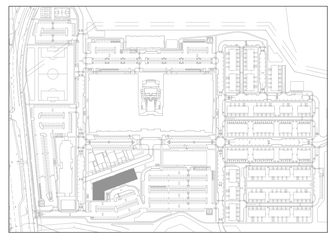
09/04/25
WOD.012A

A-302

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

ROOFTOP AMENITY LEVEL PLAN - HOTEL

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

HOTEL
09/04/25
WOD.012A
A-303

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")



1 A-310 **OVERALL NORTH ELEVATION**
Scale: 1/16" = 1'-0"



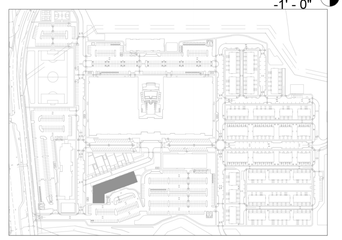
2 A-310 **OVERALL EAST ELEVATION**
Scale: 1/16" = 1'-0"



3 A-310 **OVERALL SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



4 A-310 **OVERALL WEST ELEVATION**
Scale: 1/16" = 1'-0"



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OVERALL BUILDING ELEVATIONS - HOTEL

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

HOTEL
09/04/25
WOD.012A

A-310

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



1 A-320 SIGNAGE @ HOTEL NORTH ELEVATION

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



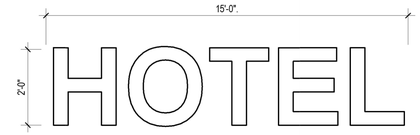
3 A-320 SIGNAGE @ HOTEL SOUTH ELEVATION

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

CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

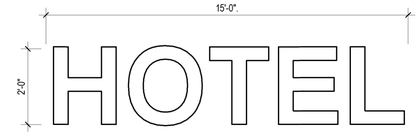
BUILDING D - HOTEL SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	WALL MOUNTED	56'	2	30 SF	60 SF
B	BUILDING IDEN.	CANOPY MOUNTED	22'	2	30 SF	60 SF
C	BUILDING IDEN.	WALL MOUNTED	52'	1	96 SF	96 SF



AREA = 30 SF

A A-320 WALL-MOUNTED SIGN

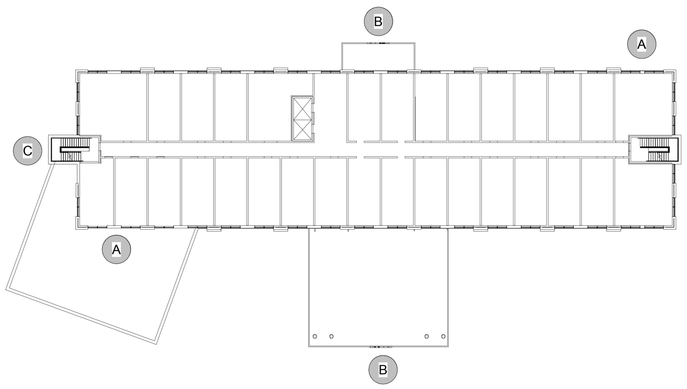
Scale: 1/2" = 1'-0"



AREA = 30 SF

B A-320 CANOPY-MOUNTED SIGN

Scale: 1/2" = 1'-0"



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

HOTEL SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

HOTEL

09/04/25
WOD.012A

A-320

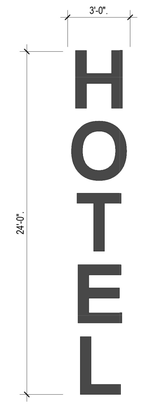
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



1 A-321 SIGNAGE @ HOTEL WEST ELEVATION

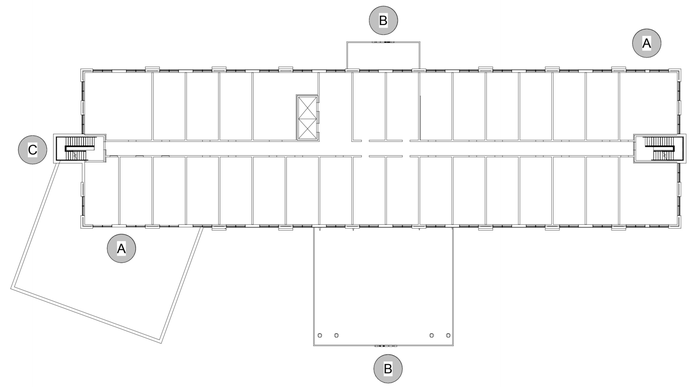
Scale: 1/16" = 1'-0"



AREA = 96 SF

C A-321 WALL-MOUNTED SIGN

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



CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

HOTEL SIGNAGE

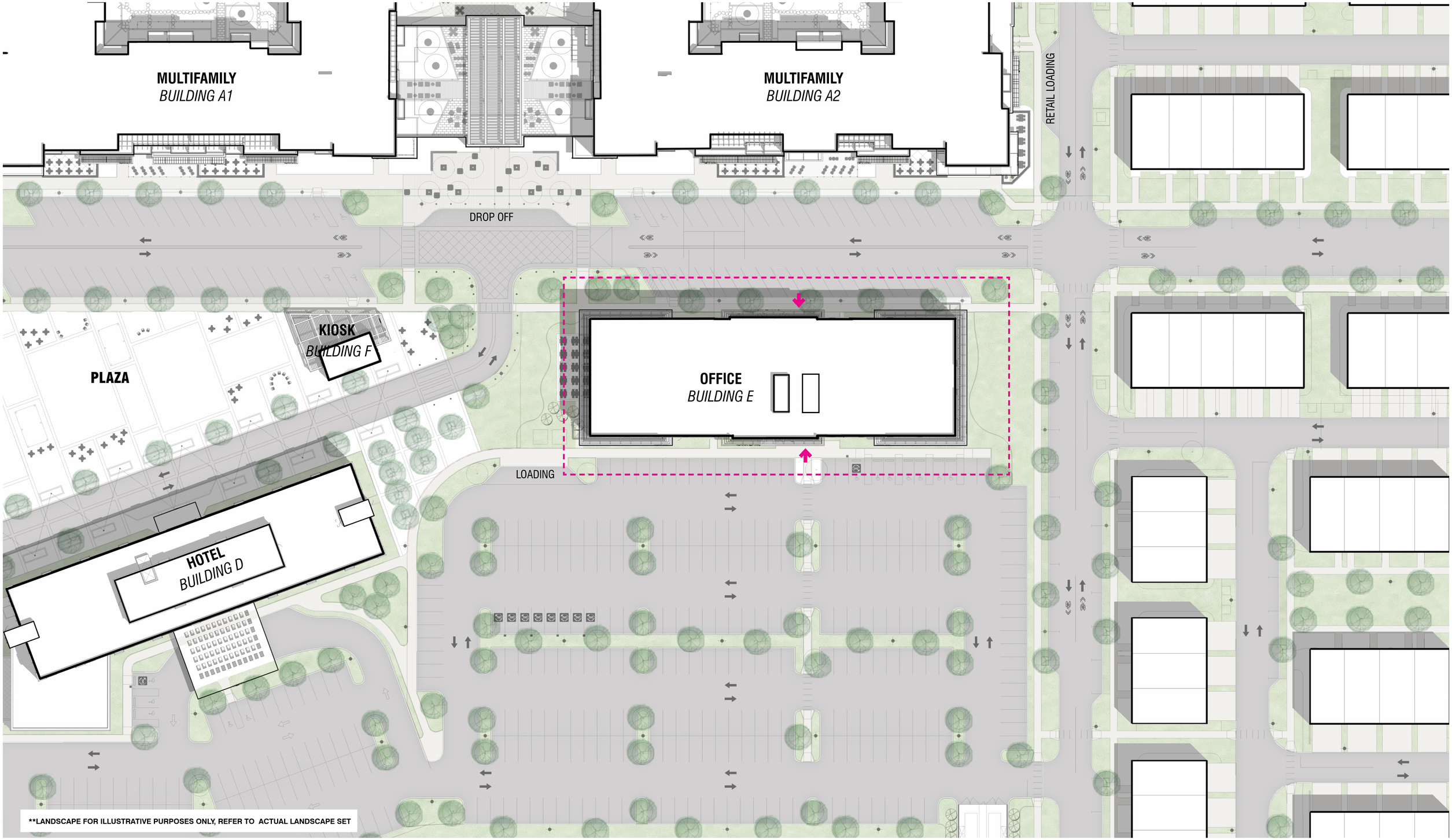
SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

HOTEL
09/04/25
WOD.012A
A-321

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

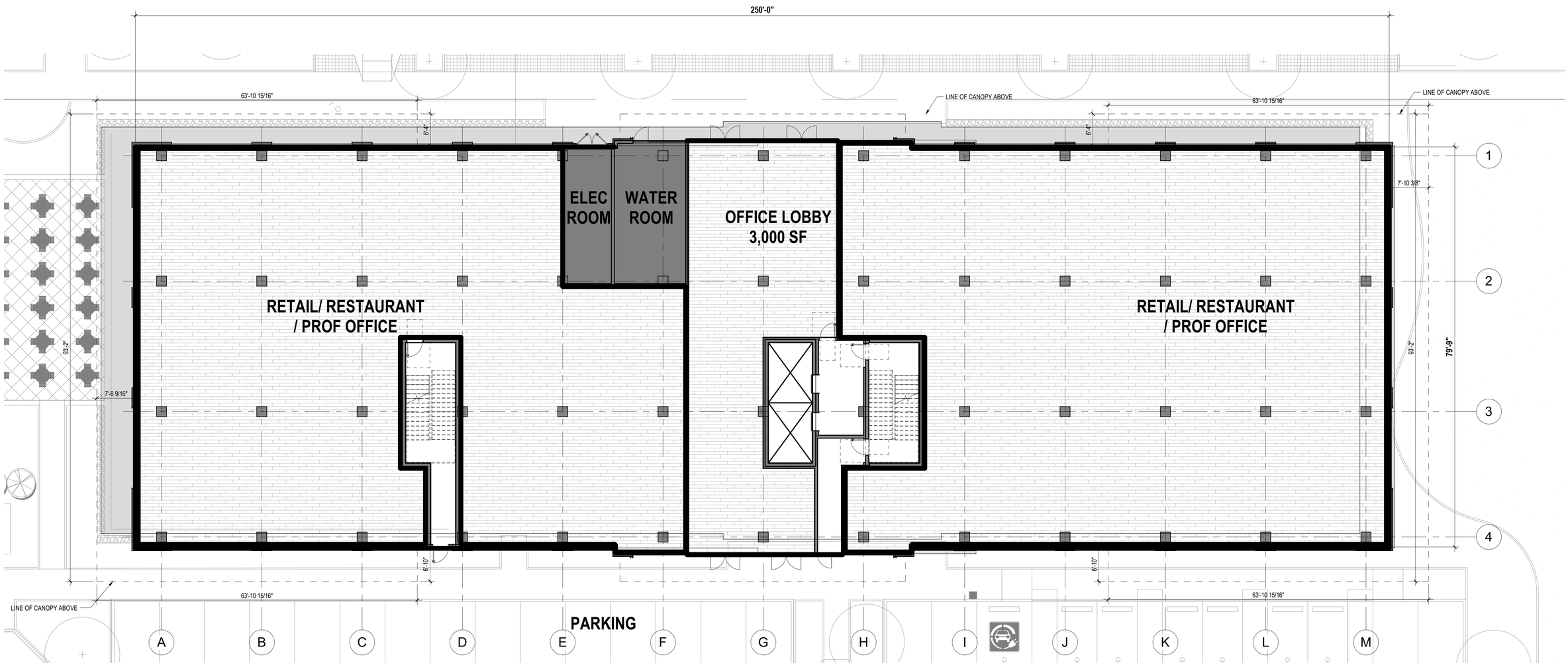
OFFICE

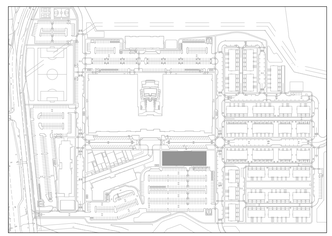
MIDDLESEX COUNTY, NJ
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-400





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN - OFFICE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

OFFICE

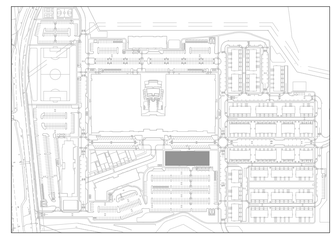
09/04/25
WOD.012A

A-401

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

TYPICAL LEVEL PLAN - OFFICE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

OFFICE

09/04/25
WOD.012A

A-402

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")



1 A-410 **OVERALL NORTH ELEVATION**

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



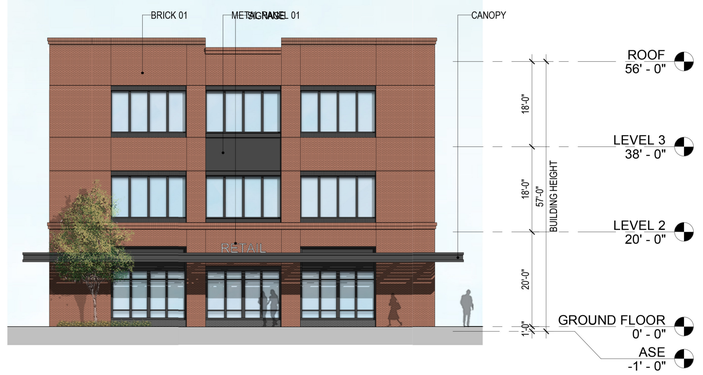
2 A-410 **OVERALL EAST ELEVATION**

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



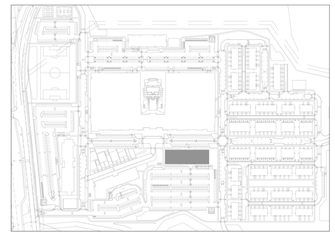
3 A-410 **OVERALL SOUTH ELEVATION**

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



4 A-410 **OVERALL WEST ELEVATION**

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OVERALL BUILDING ELEVATIONS - OFFICE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

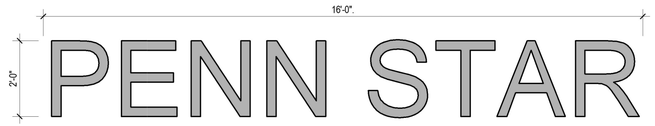
OFFICE

09/04/25
WOD.012A

A-410

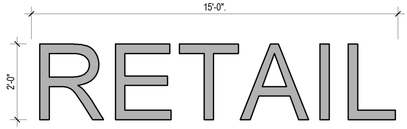
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



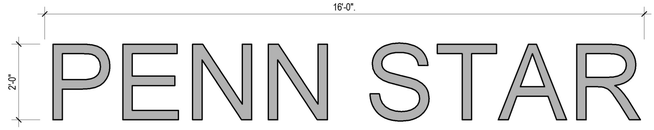
A A-420 **WALL-MOUNTED SIGN** AREA = 32 SF

Scale: 1/2" = 1'-0"



B A-420 **CANOPY-MOUNTED SIGN** AREA = 30 SF

Scale: 1/2" = 1'-0"



C A-420 **CANOPY-MOUNTED SIGN** AREA = 32 SF

Scale: 1/2" = 1'-0"



1 A-420 **SIGNAGE @ OFFICE NORTH ELEVATION**

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



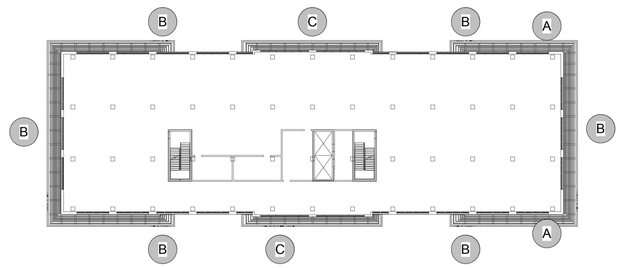
2 A-420 **SIGNAGE @ OFFICE EAST ELEVATION**

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

CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

BUILDING E - OFFICE SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	WALL MOUNTED	58'	2	32 SF	64 SF
B	RETAIL	CANOPY MOUNTED	19'	6	30 SF	180 SF
C	BUILDING IDEN.	CANOPY MOUNTED	19'	2	32 SF	64 SF



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OFFICE SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

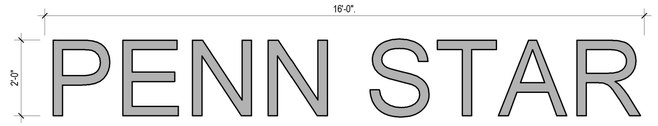
OFFICE

09/04/25
WOD.012A

A-420

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")

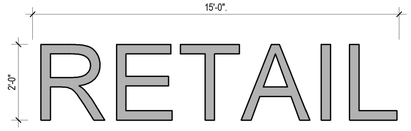


A
A-421

WALL-MOUNTED SIGN

AREA = 32 SF

Scale: 1/2" = 1'-0"

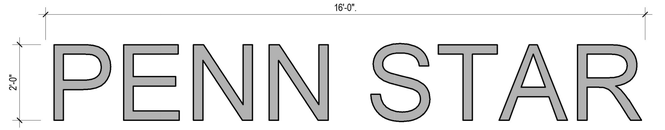


B
A-421

CANOPY-MOUNTED SIGN

AREA = 30 SF

Scale: 1/2" = 1'-0"



C
A-421

CANOPY-MOUNTED SIGN

AREA = 32 SF

Scale: 1/2" = 1'-0"



3
A-421

SIGNAGE @ OFFICE SOUTH ELEVATION

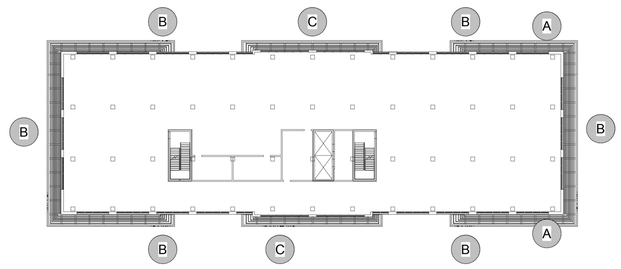
Scale: 1/16" = 1'-0"



4
A-421

SIGNAGE @ OFFICE WEST ELEVATION

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



CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OFFICE SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

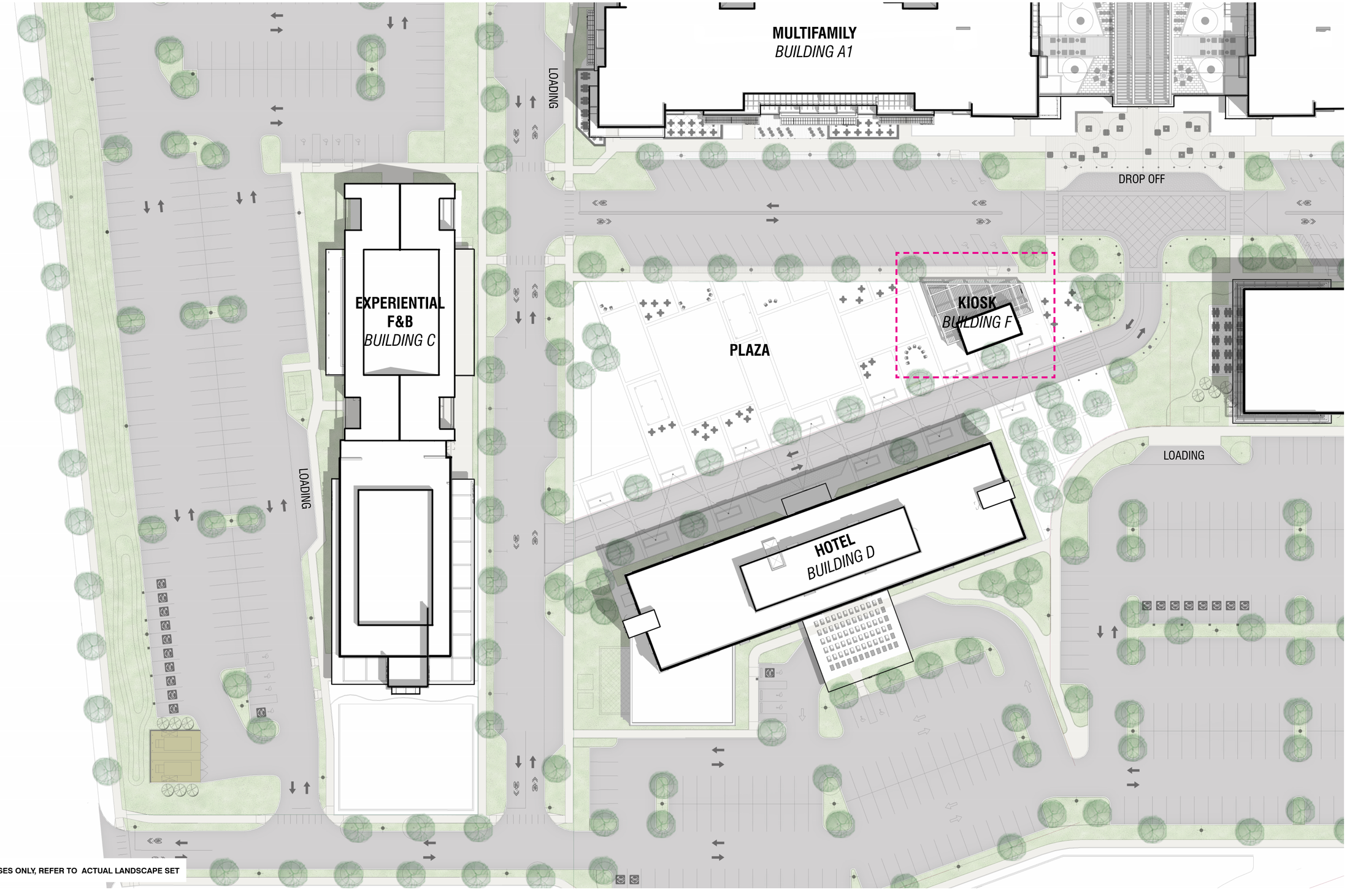
OFFICE

09/04/25
WOD.012A

A-421

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



**LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO ACTUAL LANDSCAPE SET

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

RETAIL KIOSK

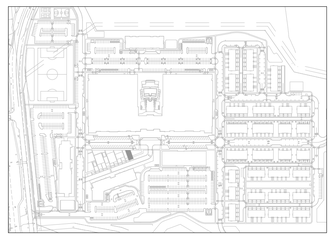
MIDDLESEX COUNTY, NJ
FUSION

09/04/25
WOD.012A

SCALE:
(ON 22" x 34" SHEET)

A-500





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN - KIOSK

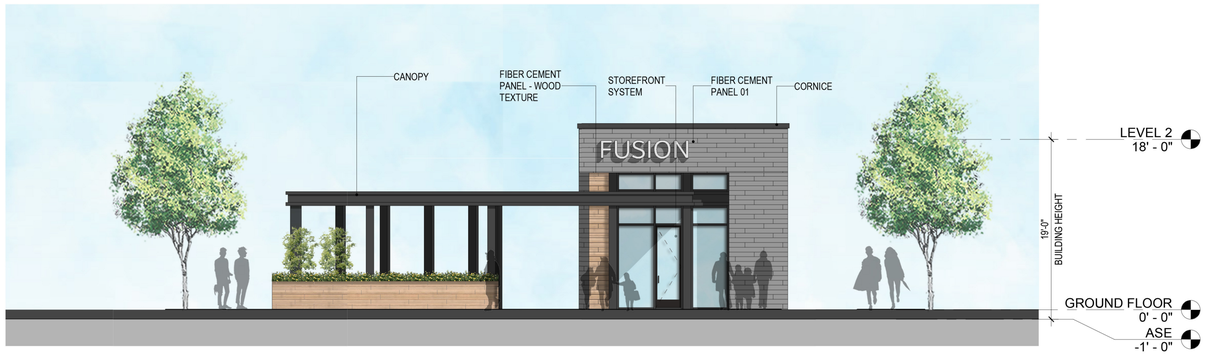
SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

KIOSK
09/04/25
WOD.012A
A-501

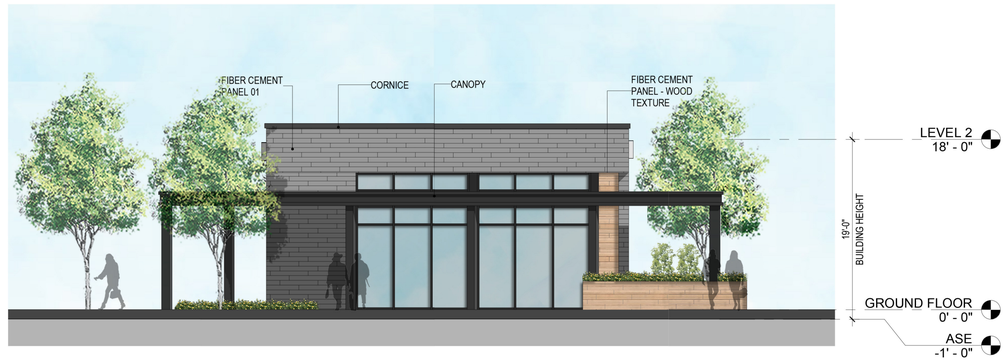
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")



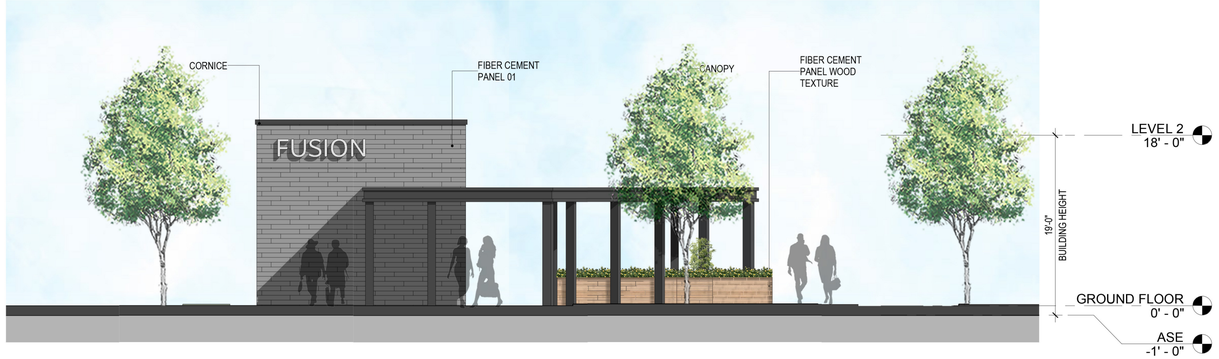
1 A-510 OVERALL WEST ELEVATION

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



2 A-510 OVERALL NORTH ELEVATION

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



3 A-510 OVERALL EAST ELEVATION

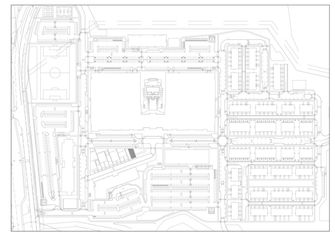
Scale: 1/8" = 1'-0"



4 A-510 OVERALL SOUTH ELEVATION

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

*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OVERALL BUILDING ELEVATIONS - KIOSK

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

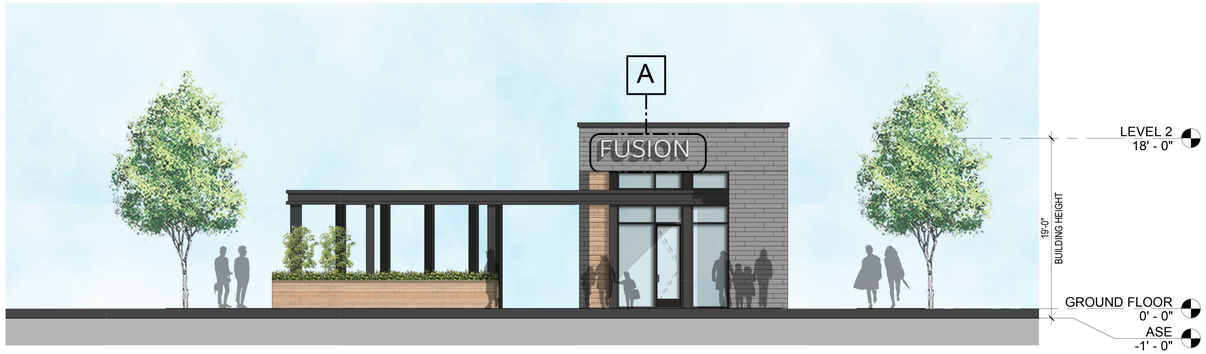
KIOSK

09/04/25
WOD.012A

A-510

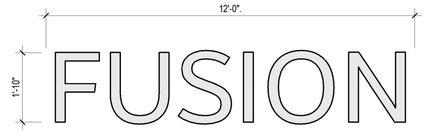
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")



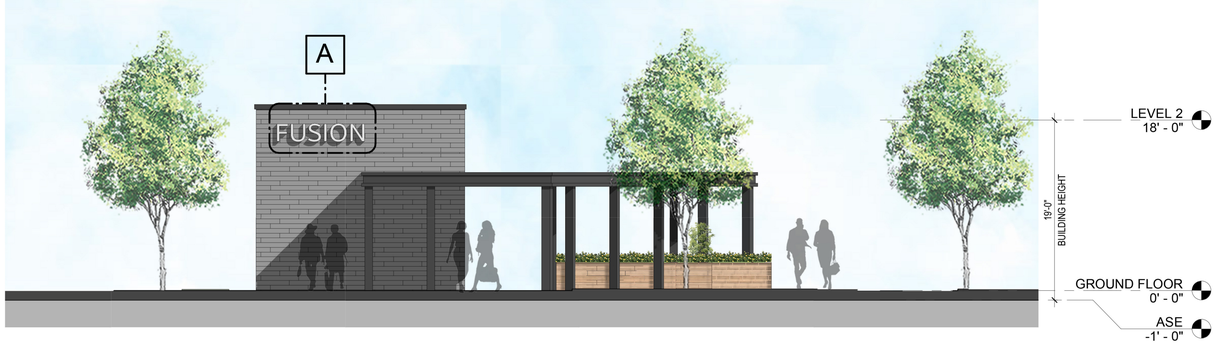
1 A-520 SIGNAGE @ RETAIL KIOSK WEST ELEVATION

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



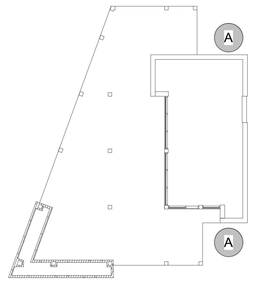
A A-520 WALL-MOUNTED SIGN AREA = 22 SF

Scale: 1/2" = 1'-0"



3 A-520 SIGNAGE @ RETAIL KIOSK EAST ELEVATION

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



WALL-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS INSTALLED ON BUILDING FACADE, INTERNALLY LIT

BUILDING F - KIOSK SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	WALL MOUNTED	19'	2	22 SF	44 SF

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

RETAIL KIOSK SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

KIOSK

09/04/25
WOD.012A

A-520

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")



TH LEGEND

UNIT A (1 UNIT)
TRADITIONAL TOWNHOUSE - 24' x 40' RL (INT & END)

UNIT B1/B2 (2 UNITS)
STACKED TOWNHOUSE - 22' x 40' (INTERIOR)

UNIT C1/C2 (2 UNITS)
STACKED TOWNHOUSE - 26' 6" x 20' (END)

HIGH-VISIBILITY SIDE ELEVATION

TH UNIT MIX

A - TRADITIONAL TOWNHOUSE - 24' x 40' RL (INT & END)	89 LOTS	89 UNITS	58%
B1/B2 - STACKED TOWNHOUSE - 22' x 40' (INTERIOR)	32 LOTS	32 UNITS	21%
C1/C2 STACKED TOWNHOUSE - 26' 6" x 20' (END)	32 LOTS	32 UNITS	21%
TOTAL	**153 LOTS**	**153 UNITS**	**100%**

**LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO ACTUAL LANDSCAPE SET

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN - TOWNHOUSE UNITS

SCHEMATIC DESIGN

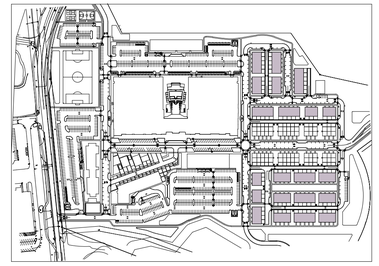
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY TH'S

09/04/25
WOD.012A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

A-600

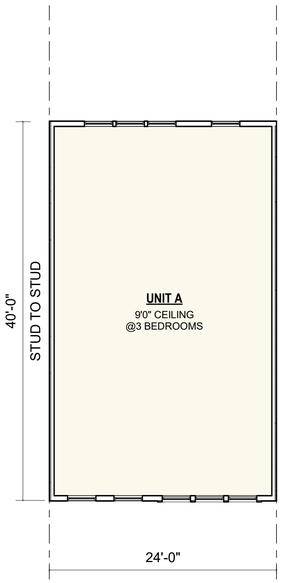


TH LEGEND

UNIT A
TRADITIONAL RL TOWNHOUSE
24' x 40' (INTERIOR & END UNIT)

TOTAL CONDITIONED SPACE - 1,793 SQFT.

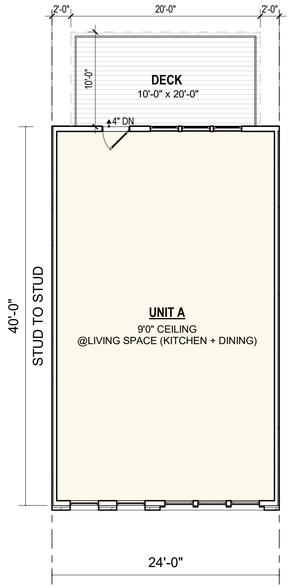
NO. OF STORIES: 3 STORIES



3RD FLOOR

INTERIOR CONDITION

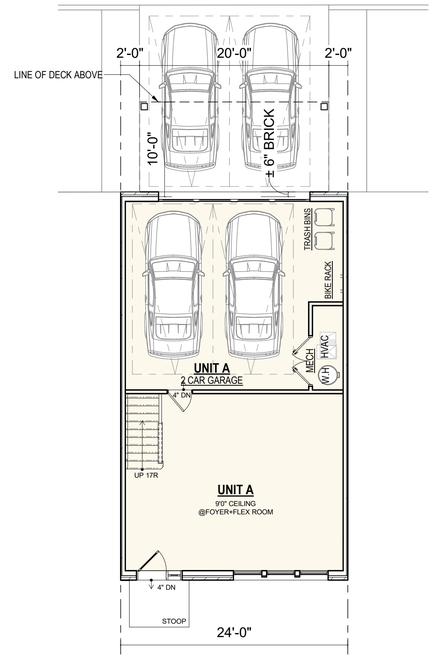
@ELEVATION 01



2ND FLOOR

INTERIOR CONDITION

@ELEVATION 01



FIRST FLOOR

INTERIOR CONDITION

@ELEVATION 01

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' RL TH (UNIT A) - FLOOR PLANS

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

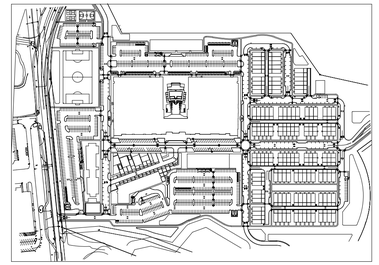
SINGLE FAMILY TH'S

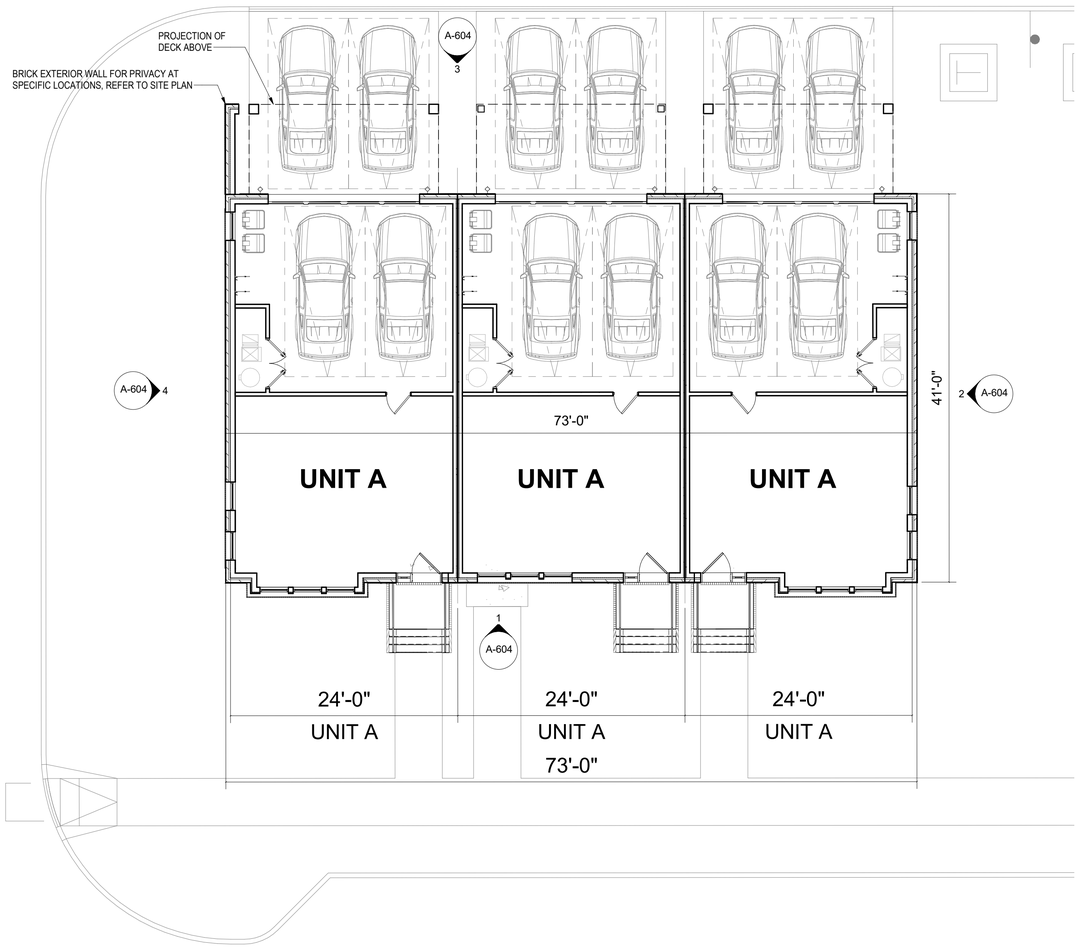
09/04/25
WOD.012A

A-601

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 / A-602 BUILDING J LEVEL 01

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

lessard DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 3 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

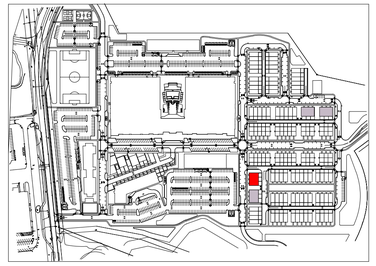
SINGLE FAMILY TH'S

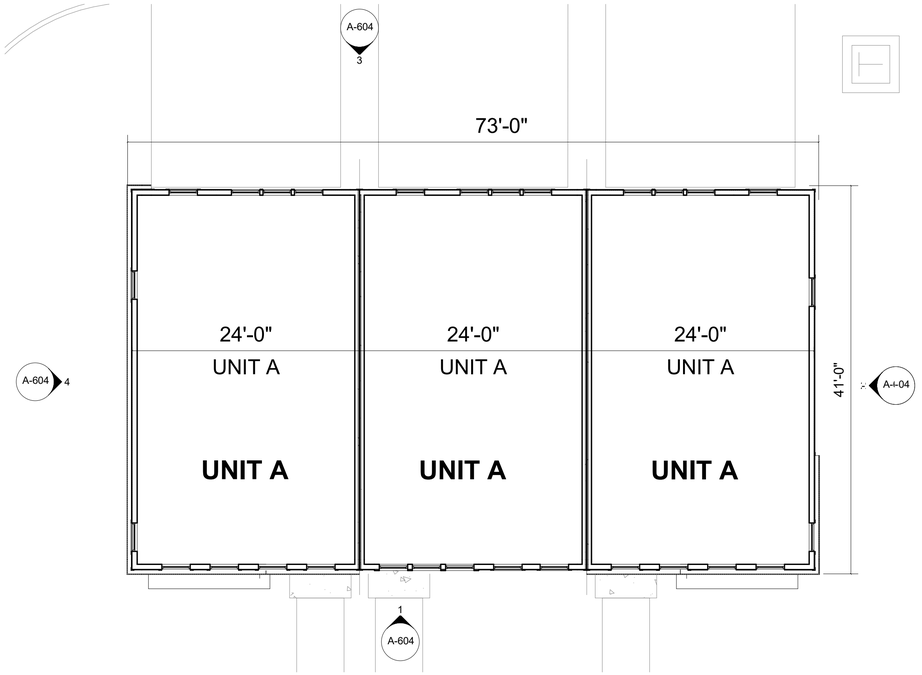
09/04/25
WOD.012A

A-602

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

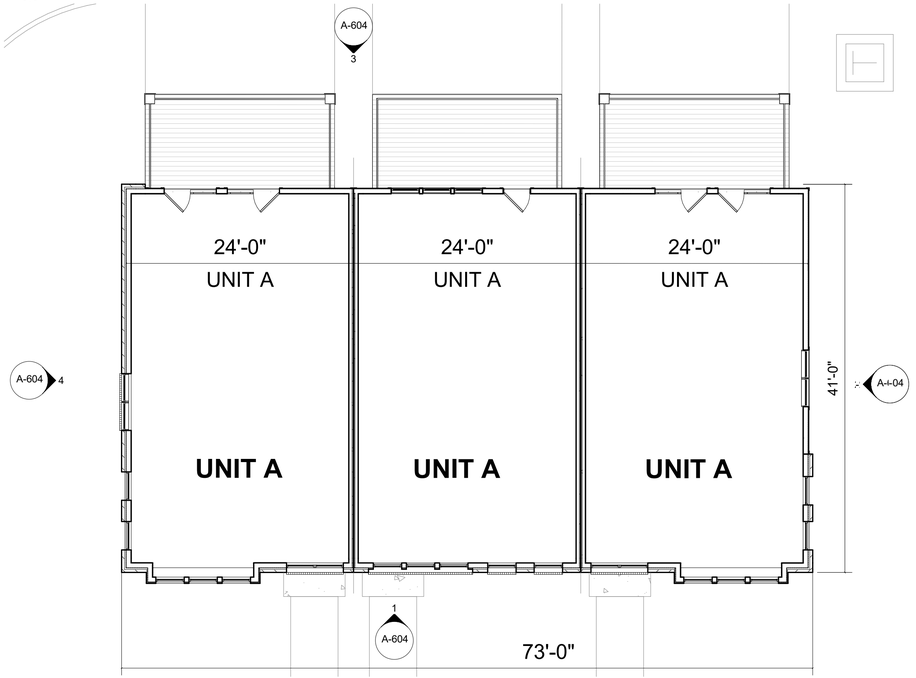
0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





2 A-603 BUILDING J LEVEL 03

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



1 A-603 BUILDING J LEVEL 02

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

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 3 UNIT BLDG)

SCHEMATIC DESIGN

SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-603

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

0 2 4 8 16

SCALE:1/8" = 1'-0" (@ 22"X34")

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

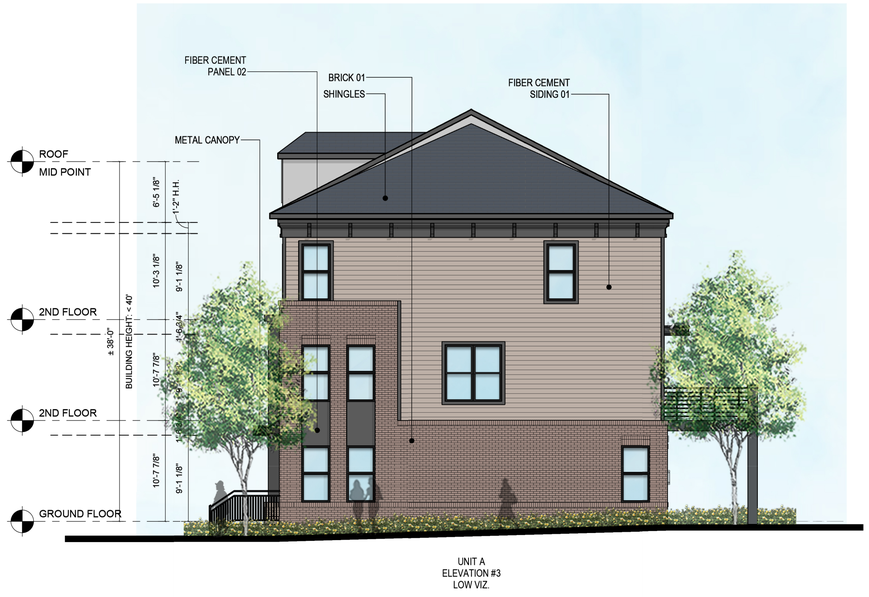
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.



1 A-604

01 - TOWNHOMES BUILDING - TYPICAL FRONT ELEVATION

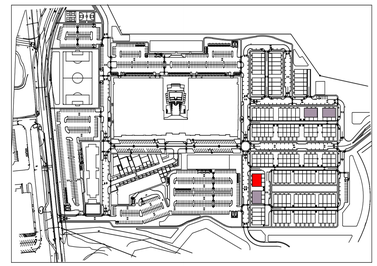
Scale: 1/8" = 1'-0"



2 A-604

02 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION

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

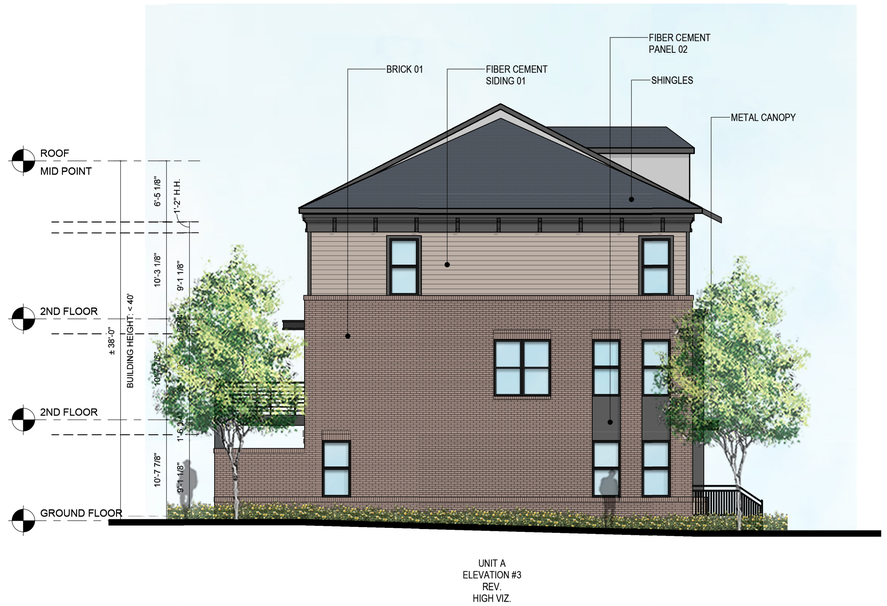




3 A-604

03 - TOWNHOMES BUILDING - TYPICAL REAR ELEVATION

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



4 A-604

04 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION

(HIGH-VISIBILITY ELEVATION)

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 3 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

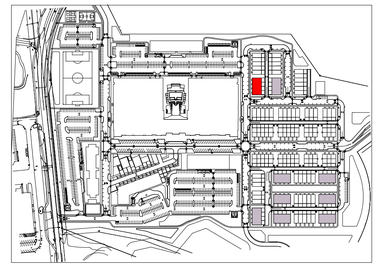
SINGLE FAMILY TH'S

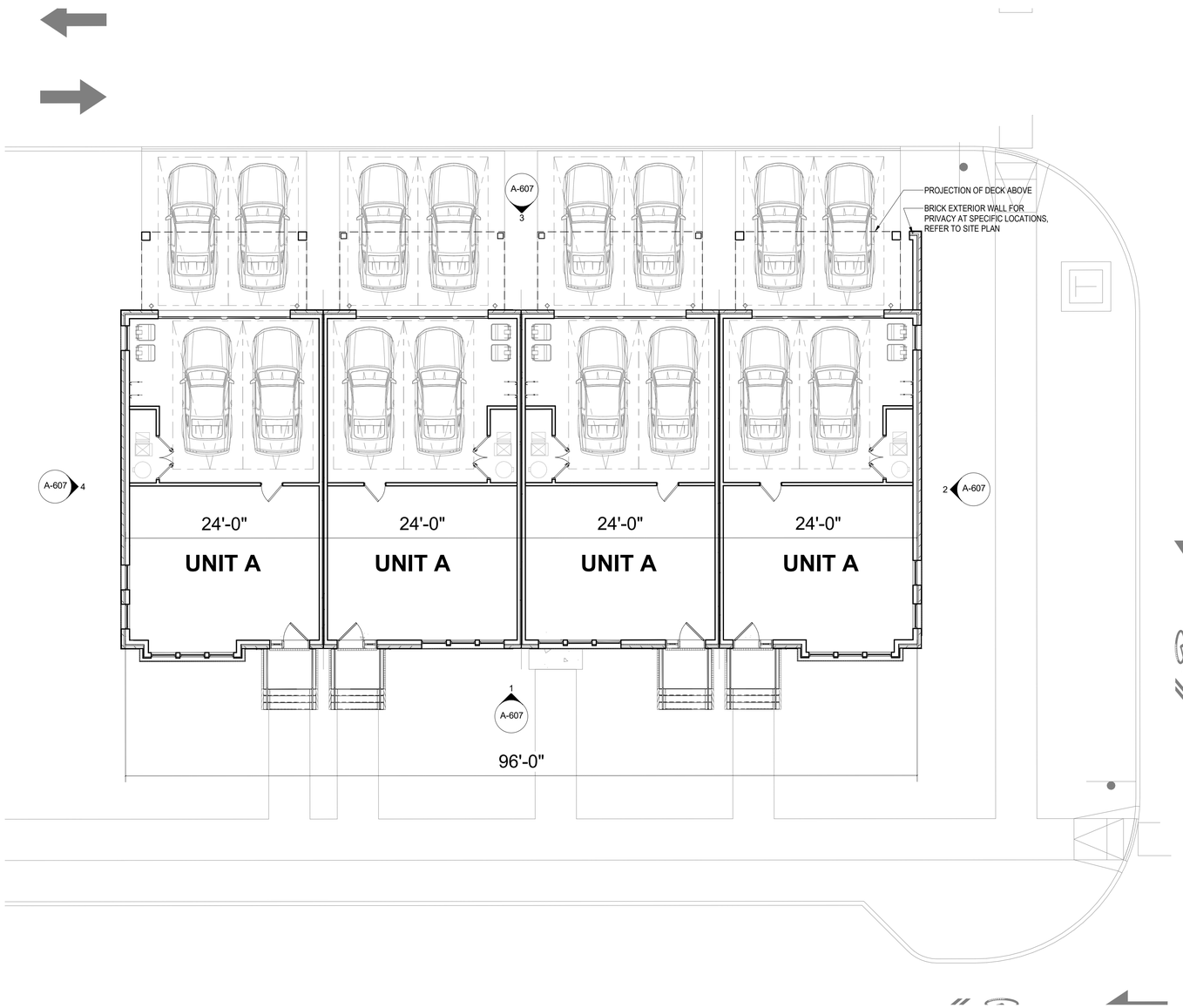
09/04/25
WOD.012A

A-604

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 A-605 BUILDING C LEVEL 01

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 4 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

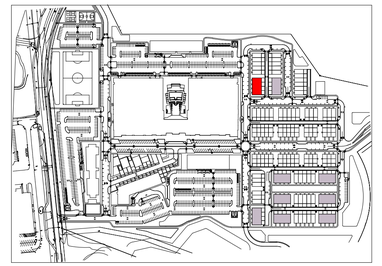
SINGLE FAMILY TH'S

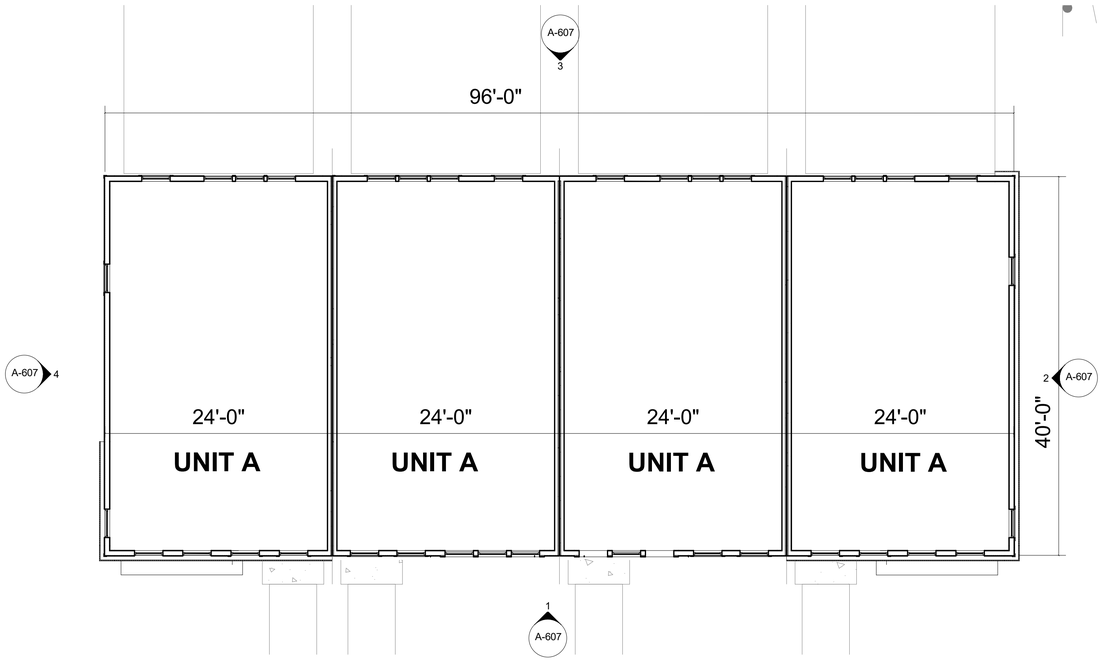
09/04/25
WOD.012A

A-605

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

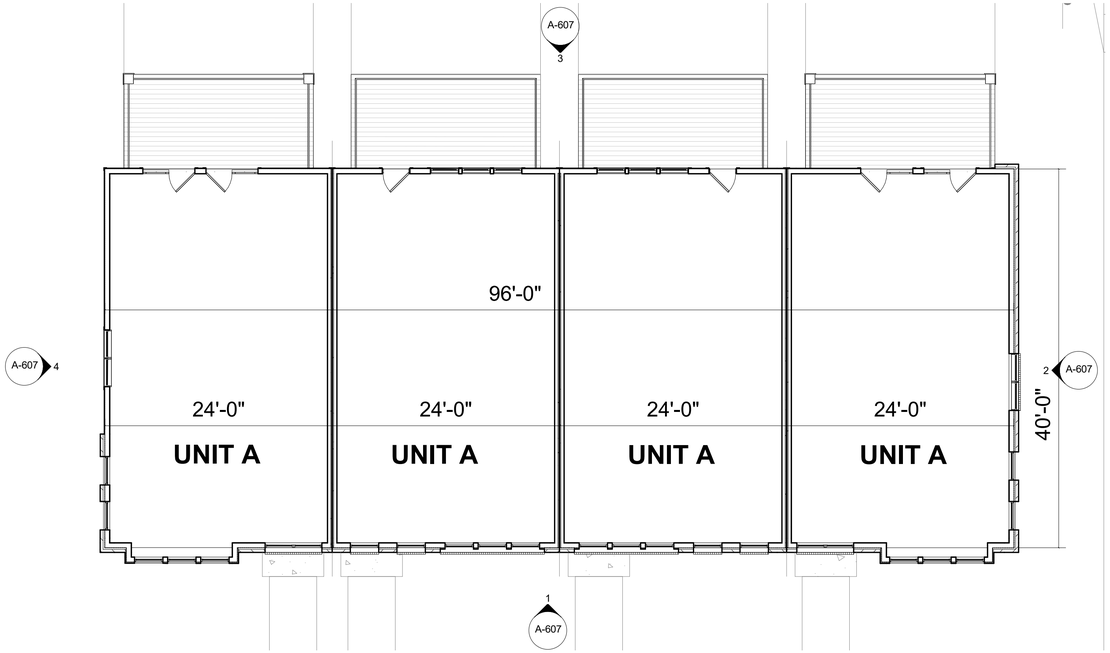
0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





2 A-606 BUILDING C LEVEL 03

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



1 A-606 BUILDING C LEVEL 02

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

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 4 UNIT BLDG)

SCHEMATIC DESIGN

SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-606

MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

0 2 4 8 16

SCALE:1/8" = 1'-0" (@ 22"X34")

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

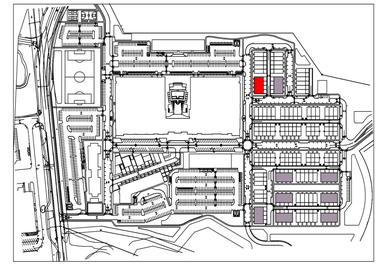
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.



1 A-607 **05 - TOWNHOMES BUILDING - TYPICAL FRONT ELEVATION**

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





2 A-607 **06 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION**

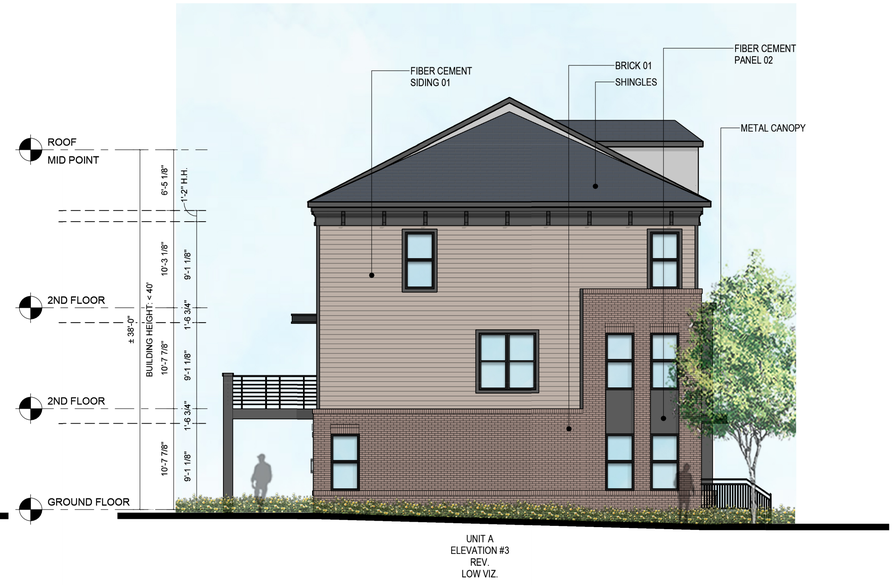
Scale: 1/8" = 1'-0"

(HIGH-VISIBILITY ELEVATION)



3 A-607 **07 - TOWNHOMES BUILDING - TYPICAL REAR ELEVATION**

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



4 A-607 **08 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION**

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP. 4 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

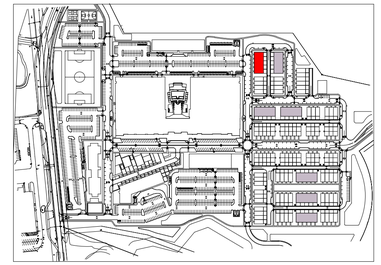
SINGLE FAMILY TH'S

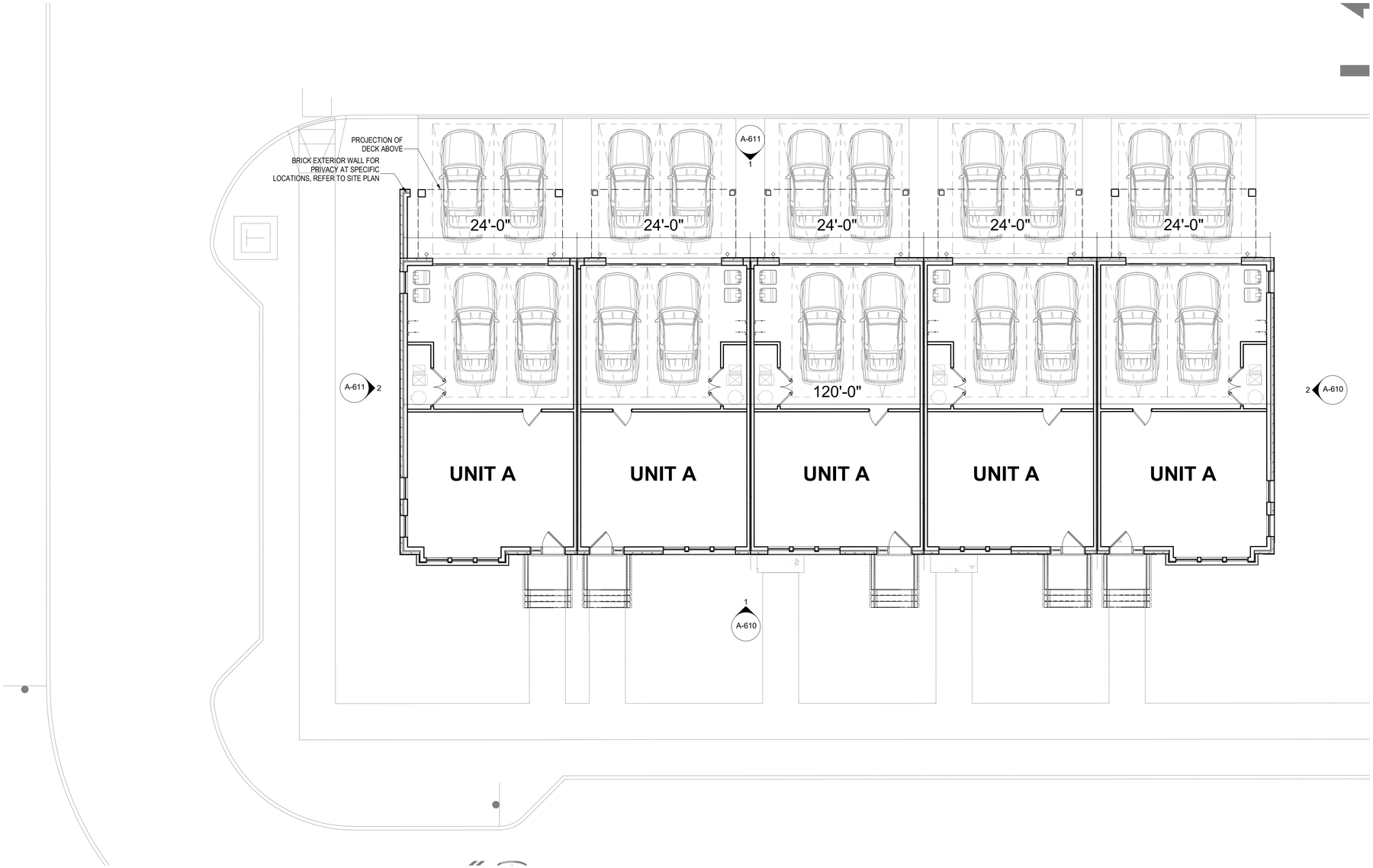
09/04/25
WOD.012A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

A-607

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 / A-608 BUILDING A LEVEL 01

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 5 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

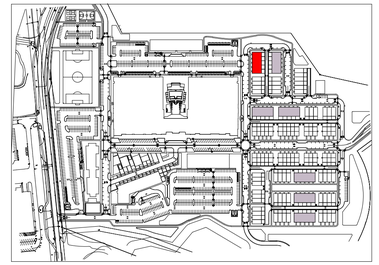
SINGLE FAMILY TH'S

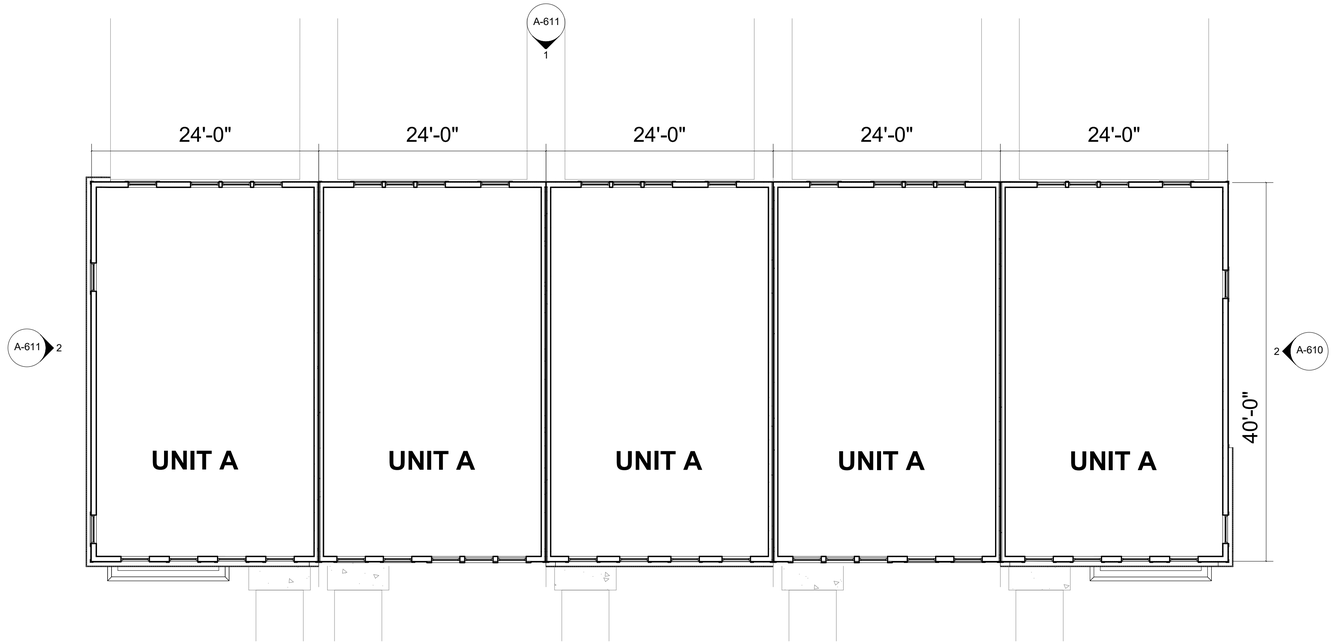
09/04/25
WOD.012A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")

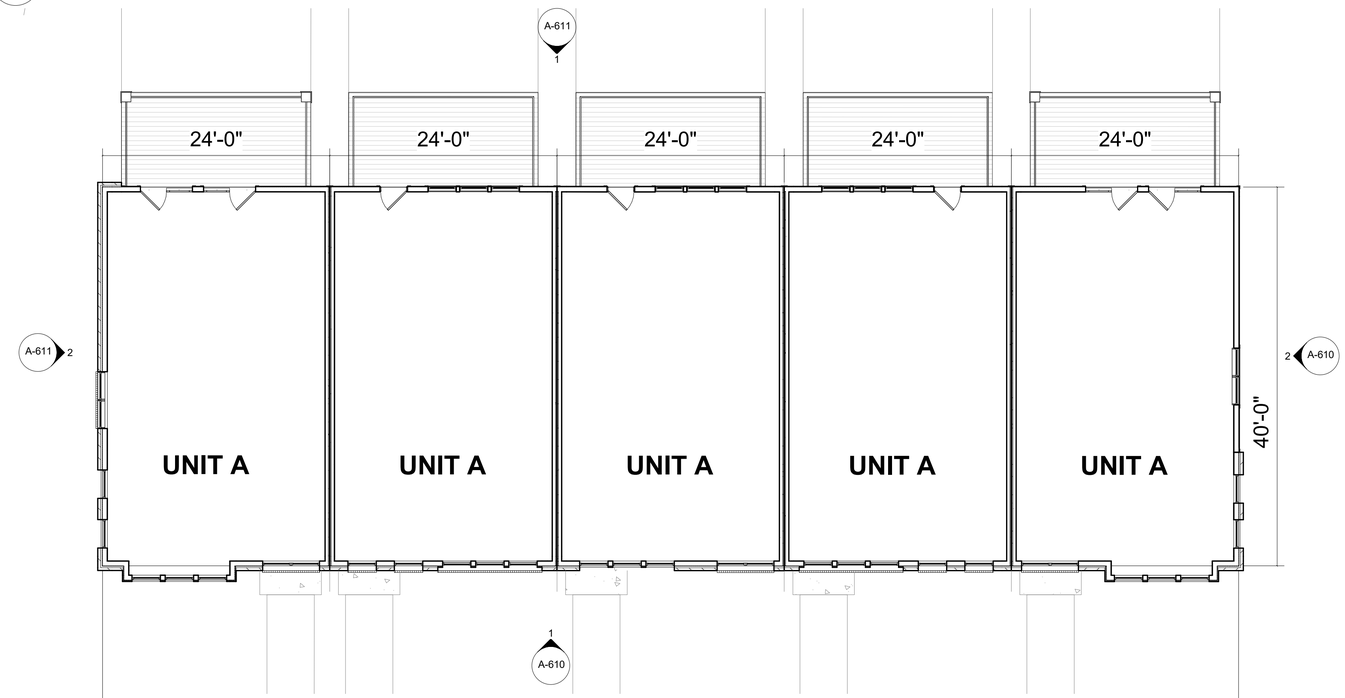
A-608





1 A-609 BUILDING A LEVEL 03

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



2 A-609 BUILDING A LEVEL 02

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP. 5 UNIT BLDG)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

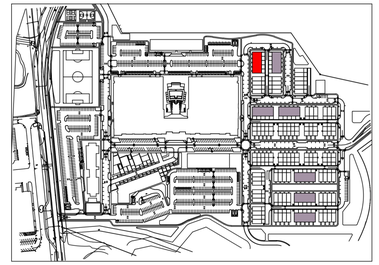
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-609

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 A-610 09 - TOWNHOMES BUILDING - TYPICAL FRONT ELEVATION

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



2 A-610 10 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP 5)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

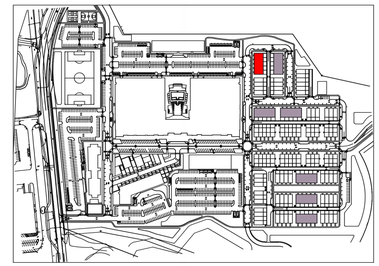
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-610

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

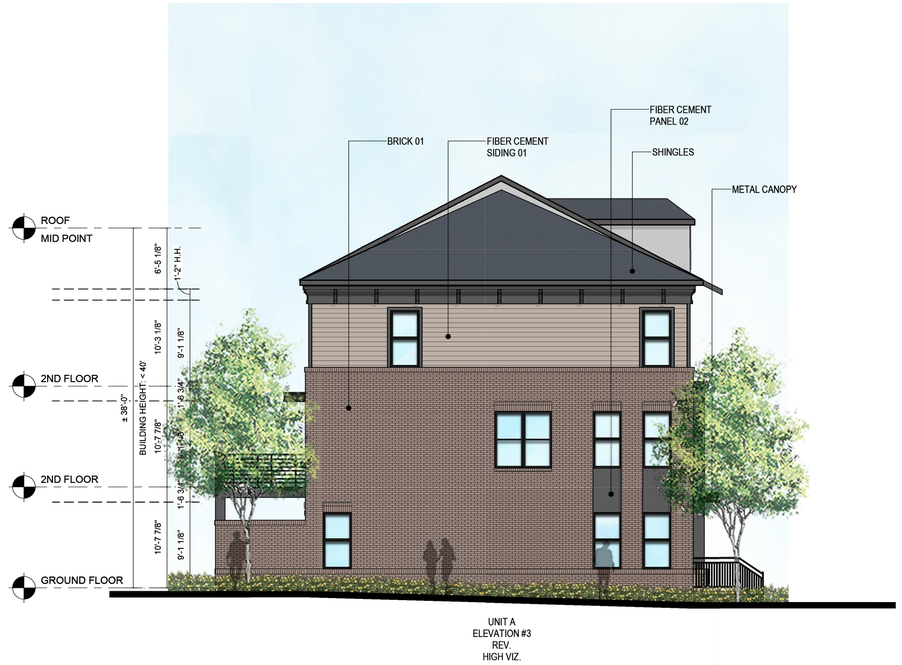
0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 A-611 11 - TOWNHOMES BUILDING - TYPICALREAR ELEVATION

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



2 A-611 12 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION (HIGH-VISIBILITY ELEVATION)

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP 5)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY TH'S

MIDDLESEX COUNTY, NJ

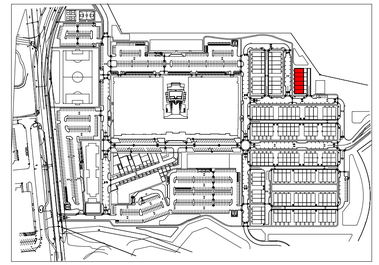
FUSION PLAINSBORO

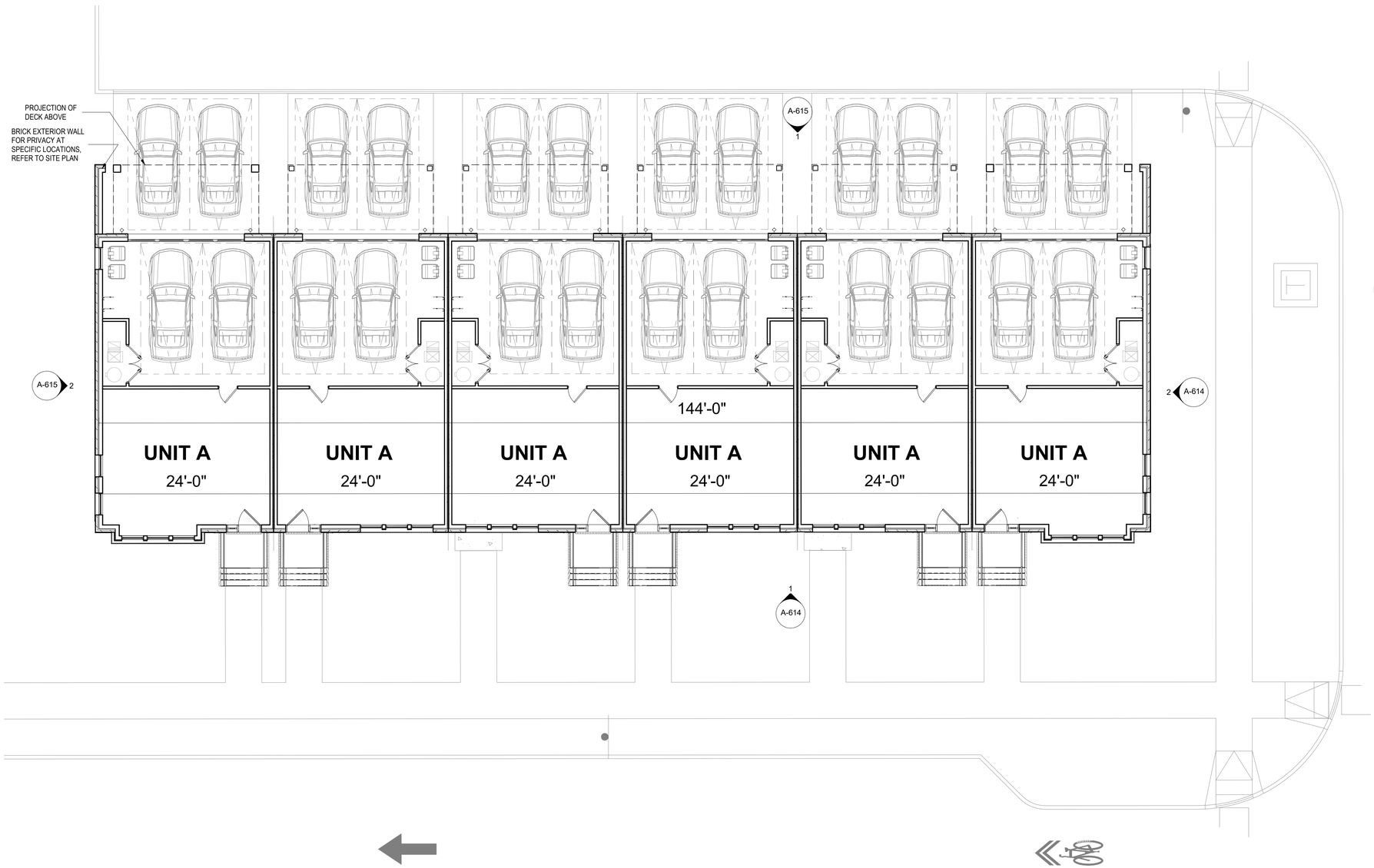
09/04/25
WOD.012A

A-611

0 2 4 8 16

SCALE:1/8" = 1'-0" (@ 22"X34")





1 A-612 BUILDING E LEVEL 01

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

lessard DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY TH'S

09/04/25
WOD.012A

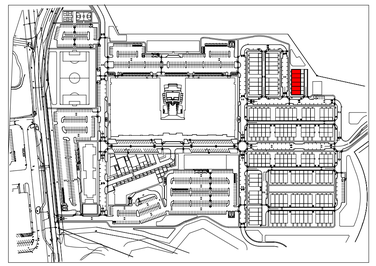
A-612

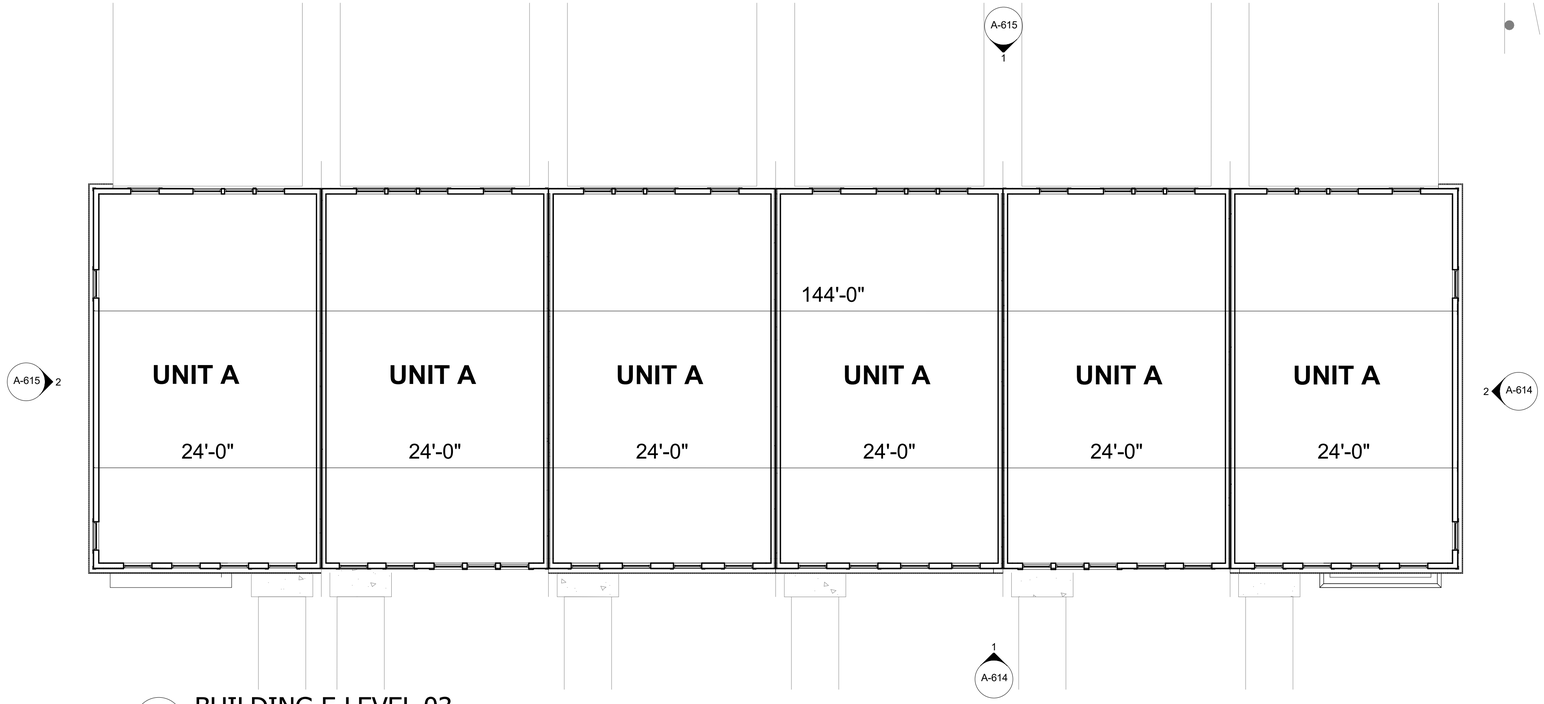
MIDDLESEX COUNTY, NJ

FUSION PLAINSBORO

0 2 4 8 16

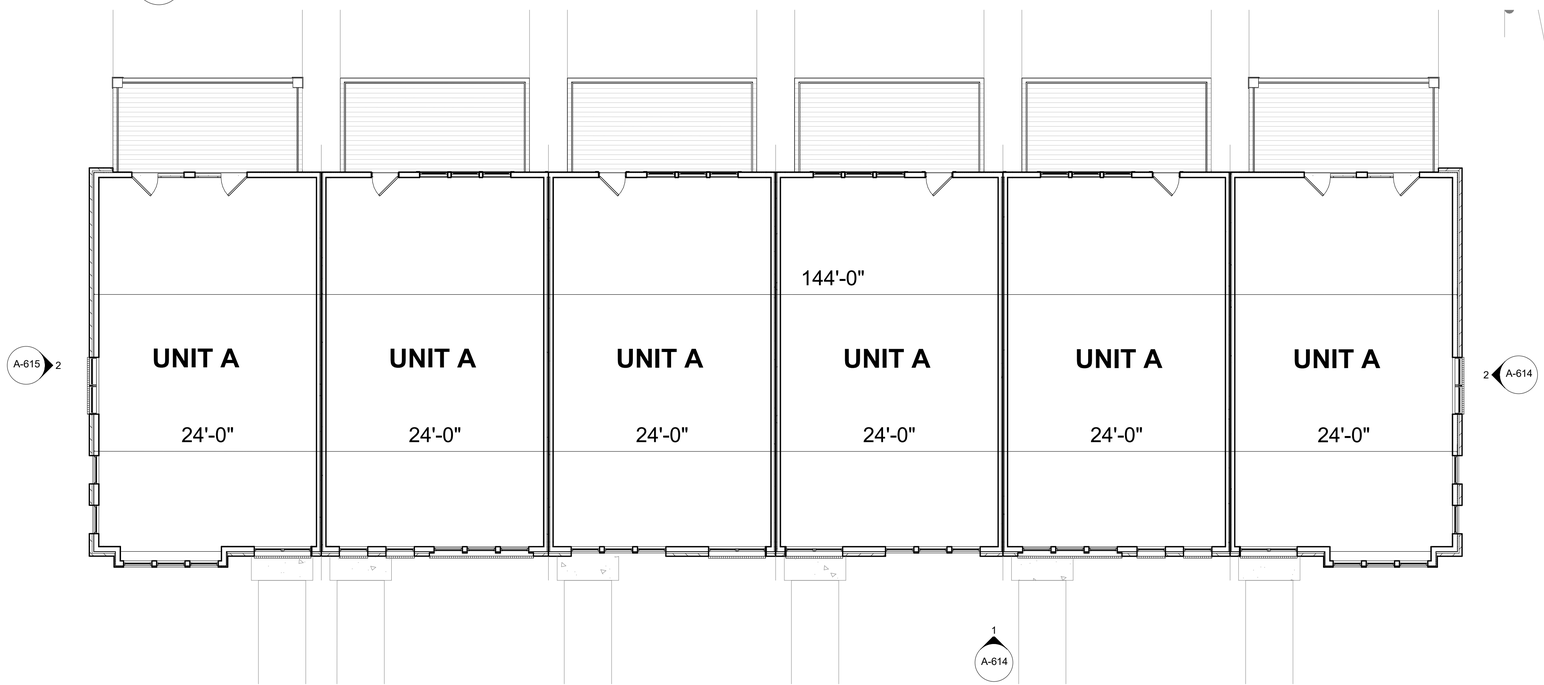
SCALE:1/8" = 1'-0" (@ 22"X34")





2 A-613 BUILDING E LEVEL 03

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



1 A-613 BUILDING E LEVEL 02

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

24' TH (UNIT A) - STRIP FLOOR PLANS (TYP 6)

SCHEMATIC DESIGN

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

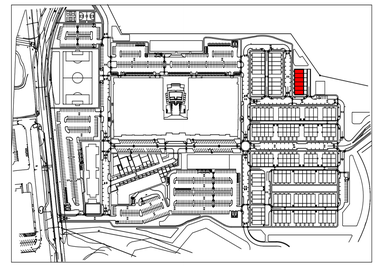
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-613

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

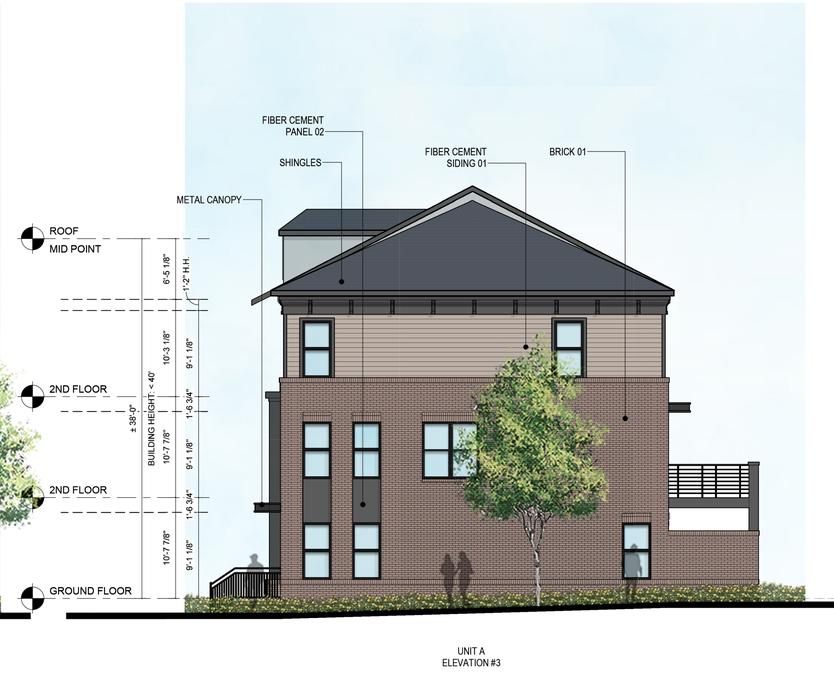
0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 / A-614 — 13 - TOWNHOMES BUILDING - TYPICAL FRONT ELEVATION

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



2 / A-614 — 14 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION (HIGH-VISIBILITY ELEVATION)

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

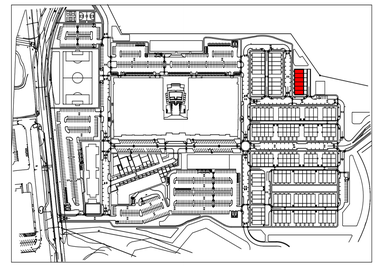
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-614

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

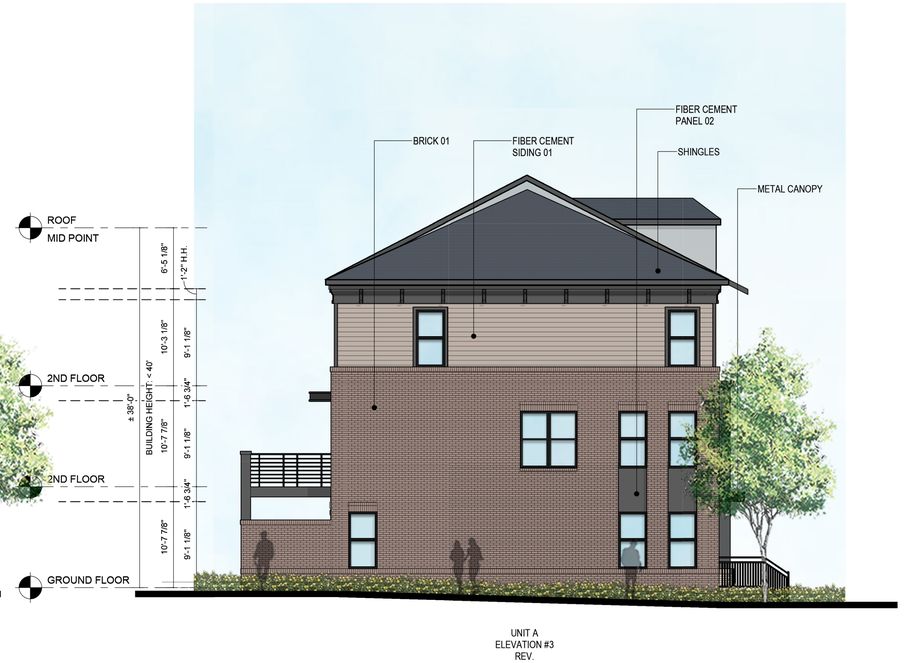
0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 A-615 **15 - TOWNHOMES BUILDING - TYPICAL REAR ELEVATION**

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



2 A-615 **16 - TOWNHOMES BUILDING - TYPICAL SIDE ELEVATION**

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

(HIGH-VISIBILITY ELEVATION)

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

24' TH (UNIT A) - STRIP ELEVATIONS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

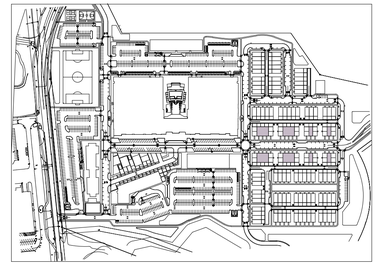
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-615

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")



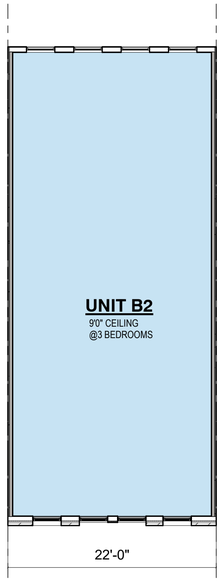
STACKED TH LEGEND

UNIT B1
STACKED TOWNHOUSE
22' x 50' (INTERIOR) LOWER UNIT 1060 SF

UNIT B2
STACKED TOWNHOUSE
22' x 50' (INTERIOR) UPPER UNIT 1785 SF

1-HR UNIT DEMISING WALL

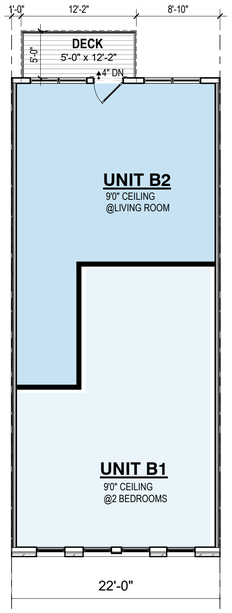
2-HR FIRE/PARTY WALL



3RD FLOOR

INTERIOR CONDITION

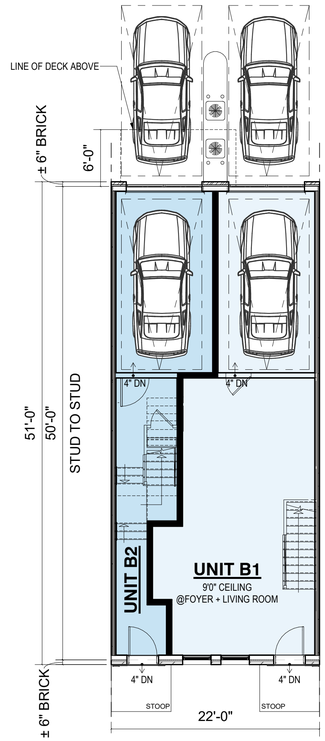
@ELEVATION 01



2ND FLOOR

INTERIOR CONDITION

@ELEVATION 01



FIRST FLOOR

INTERIOR CONDITION

@ELEVATION 01

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

22' STACKED TH (UNITS B1/B2) - FLOOR PLANS

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

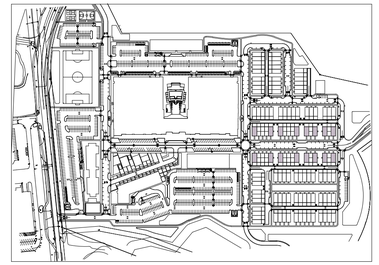
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-616

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 1 2 4 8
SCALE:1/4" = 1'-0" (@ 22"X34")



STACKED TH LEGEND

UNIT C1
STACKED TOWNHOUSE
26'6" x 50' (END) LOWER UNIT 1460 SF

UNIT C2
STACKED TOWNHOUSE
26'6" x 50' (END) UPPER UNIT 2155 SF

1-HR UNIT DEMISING WALL

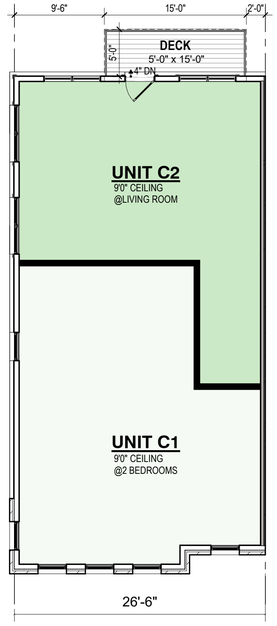
2-HR FIRE/PARTY WALL



3RD FLOOR

INTERIOR CONDITION

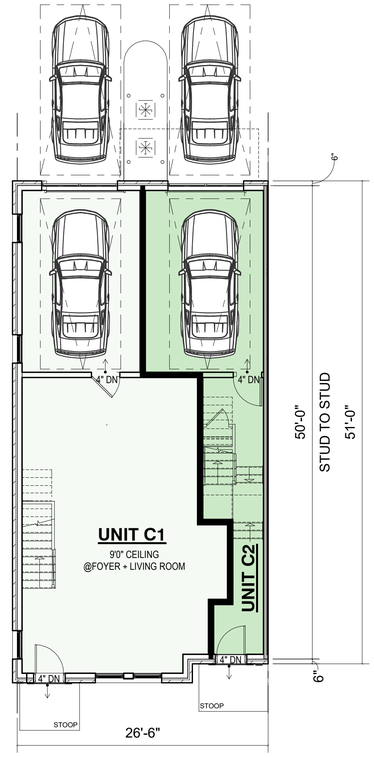
@ELEVATION 01



2ND FLOOR

INTERIOR CONDITION

@ELEVATION 01



FIRST FLOOR

INTERIOR CONDITION

@ELEVATION 01

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6" STACKED TH (UNITS C1/C2) - FLOOR PLANS

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

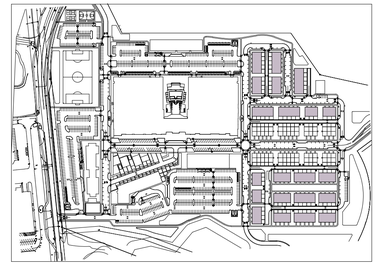
SINGLE FAMILY TH'S

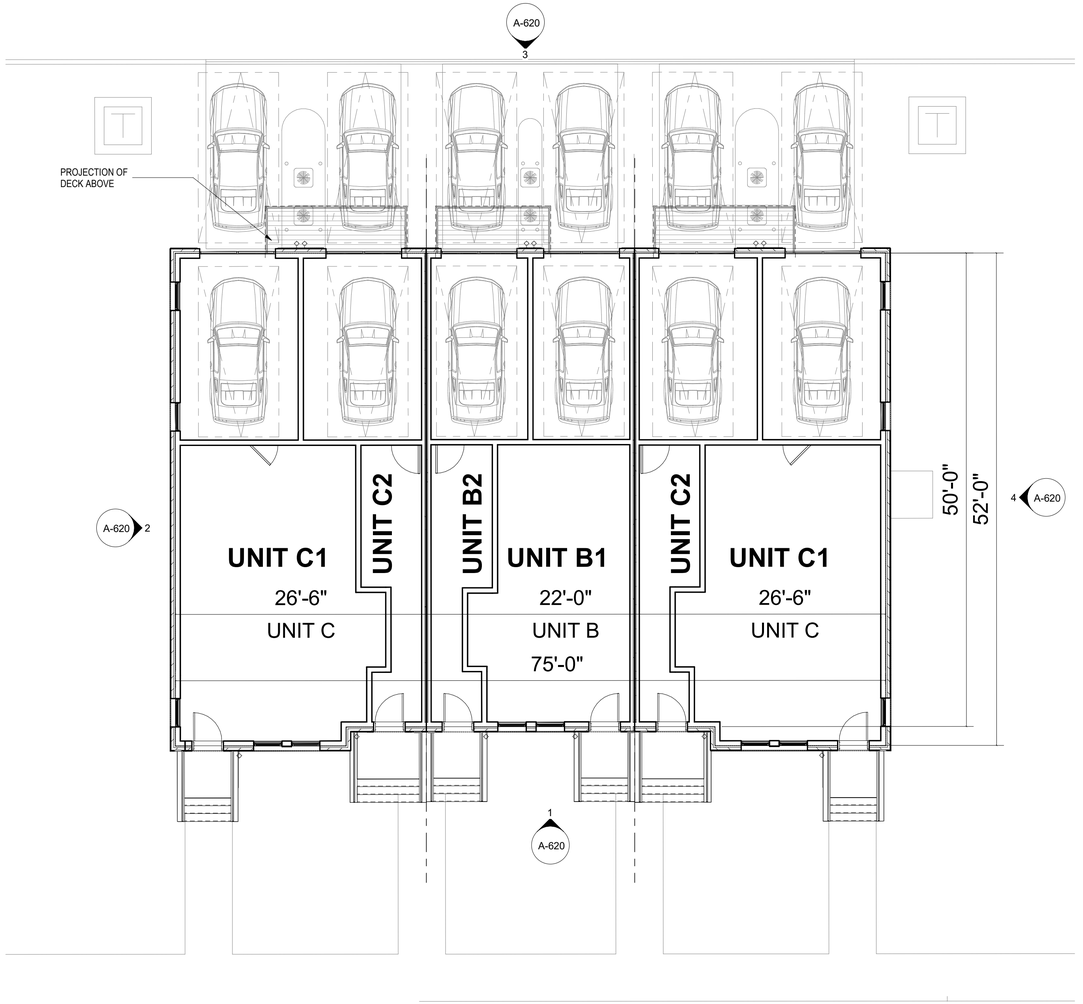
09/04/25
WOD.012A

A-617

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 1 2 4 8
SCALE:1/4" = 1'-0" (@ 22"X34")





1
A-618

01 - 06 UNIT STACKED TOWNHOME BUILDING - FIRST FLOOR PLAN

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

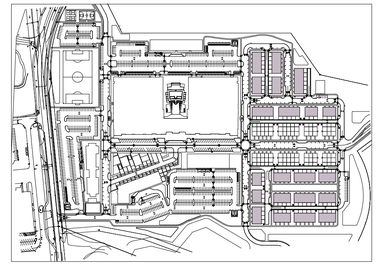
SINGLE FAMILY TH'S

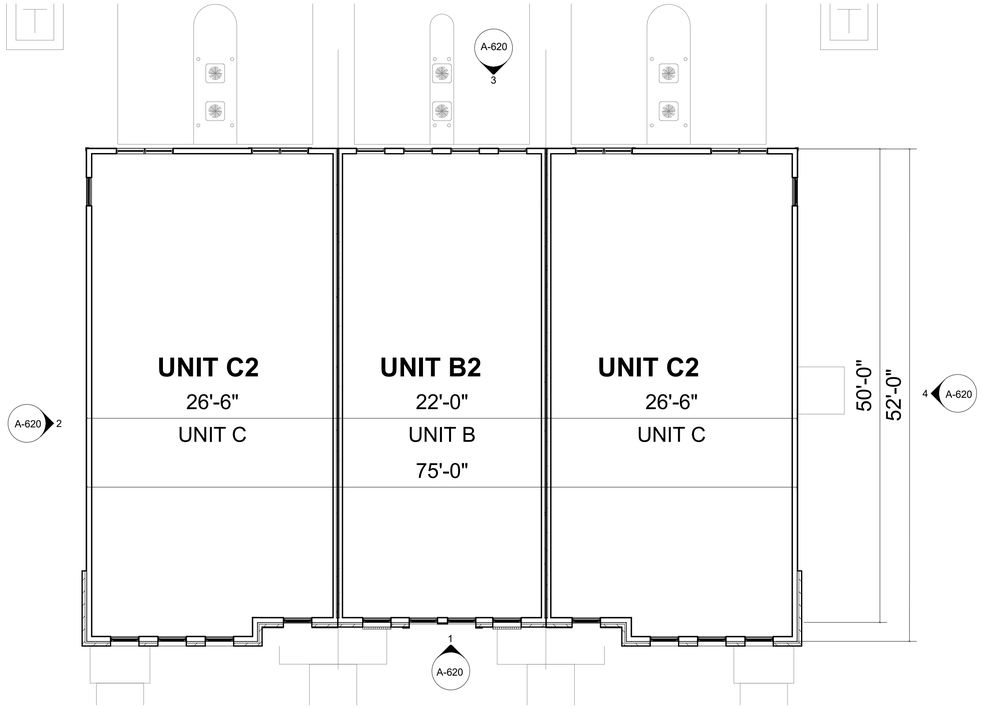
09/04/25
WOD.012A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")

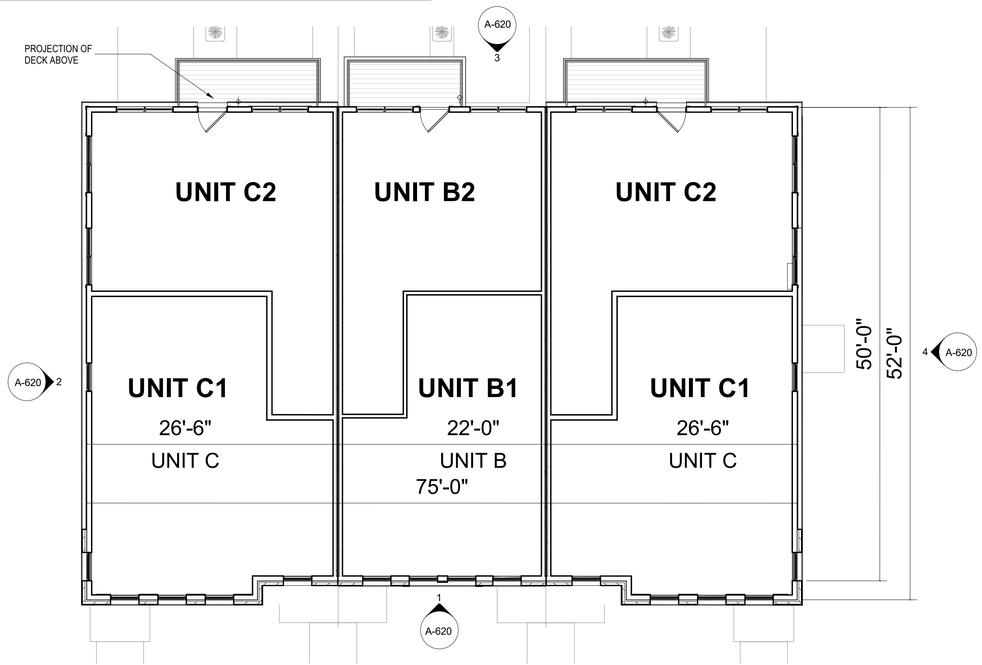
A-618





2 / A-619 02 - 06 UNIT STACKED TOWNHOME BUILDING - THIRD FLOOR PLAN

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



1 / A-619 01 - 06 UNIT STACKED TOWNHOME BUILDING - SECOND FLOOR PLAN

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-619

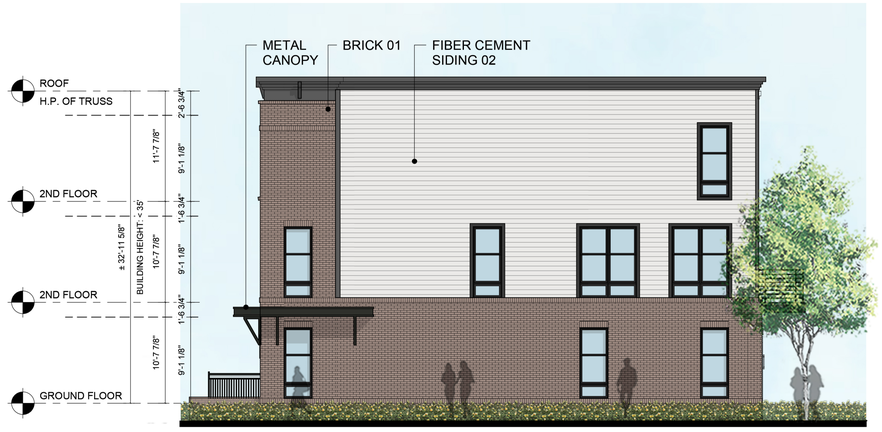
MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")



1 A-620 01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

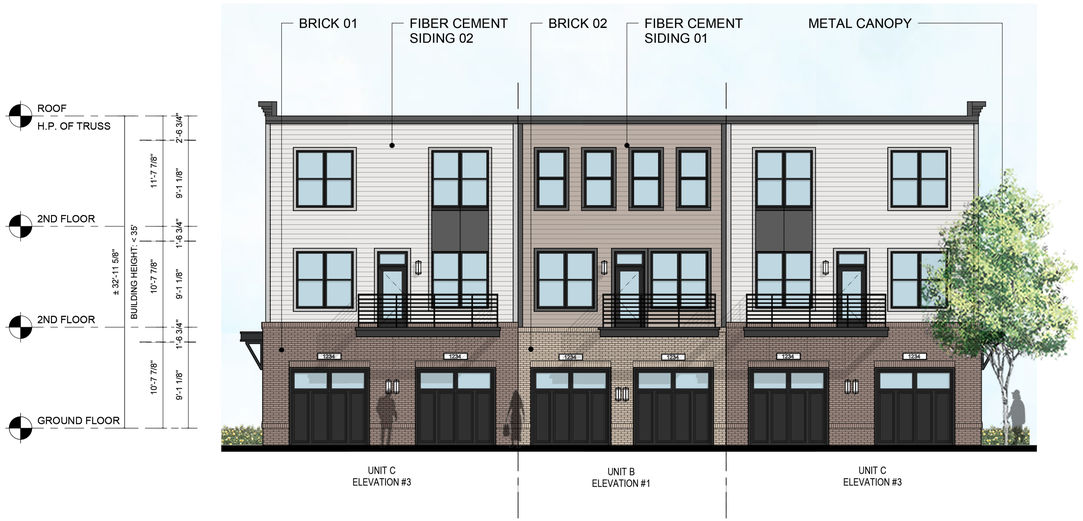
Scale: 1/8" = 1'-0"



4 A-620 02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION

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

(HIGH-VISIBILITY ELEVATION)



3 A-620 03 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION

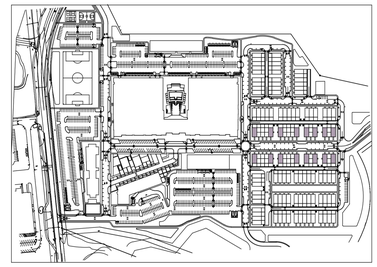
Scale: 1/8" = 1'-0"



2 A-620 04 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION

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

(HIGH-VISIBILITY ELEVATION)



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP ELEVATIONS (TYP 6)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

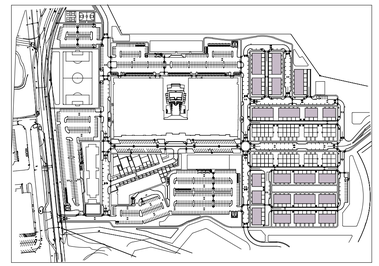
SINGLE FAMILY TH'S

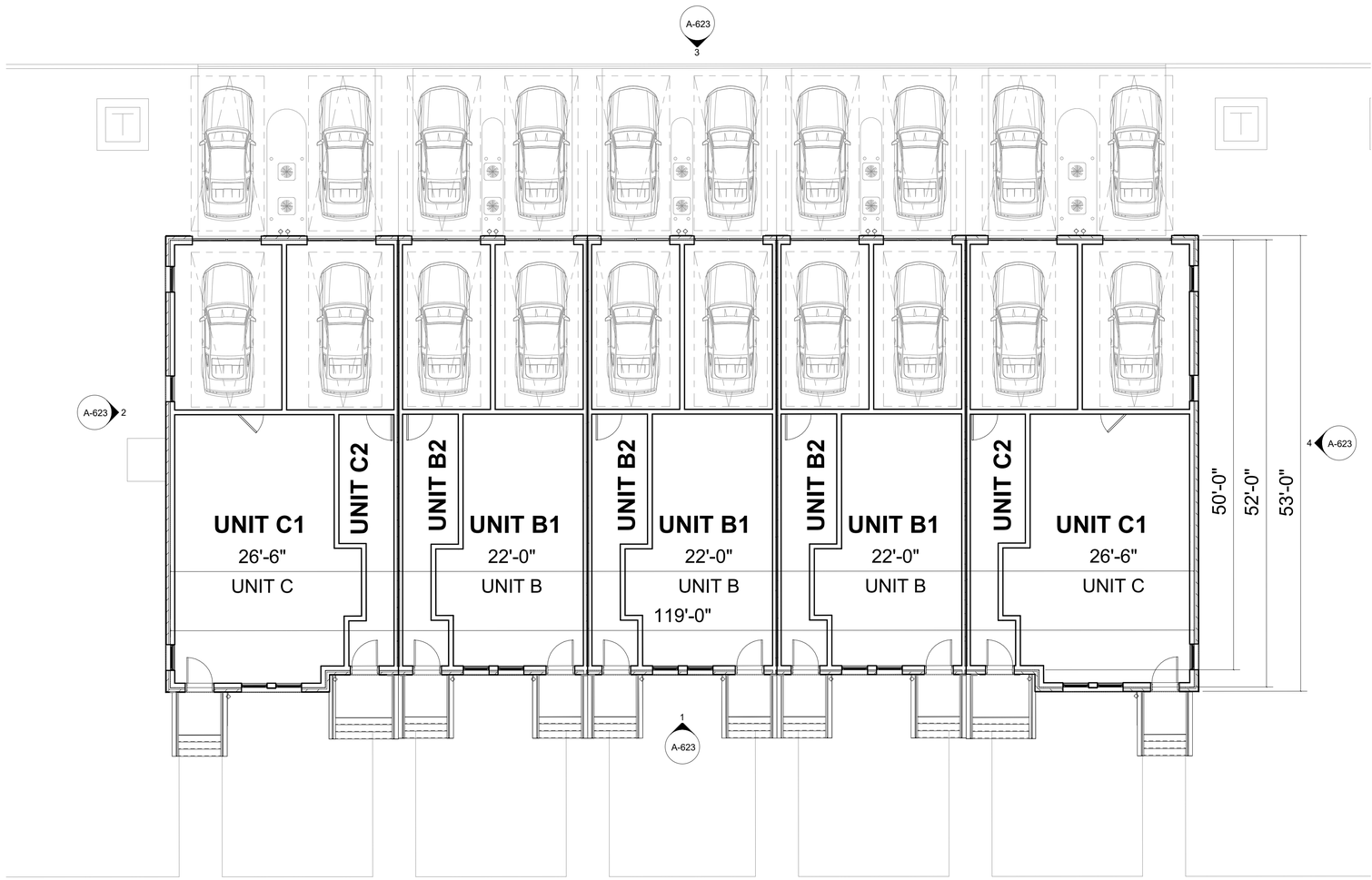
09/04/25
WOD.012A

A-620

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")





1 / A-621 01 - 10 UNIT STACKED TOWNHOME BUILDING - FIRST FLOOR PLAN

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 10)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SINGLE FAMILY TH'S

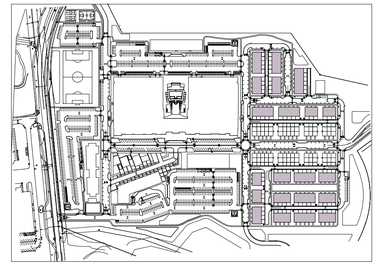
09/04/25
WOD.012A

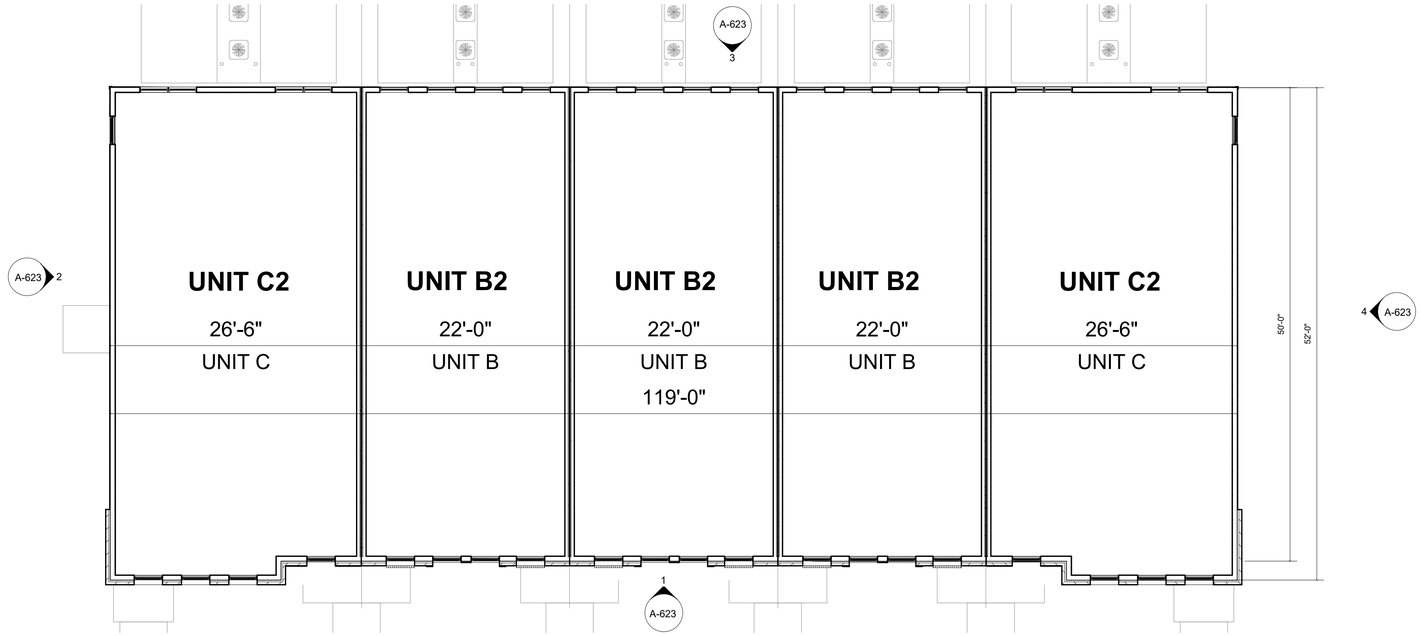
A-621

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 1 2 4 8
SCALE:1/4" = 1'-0" (@ 22"X34")

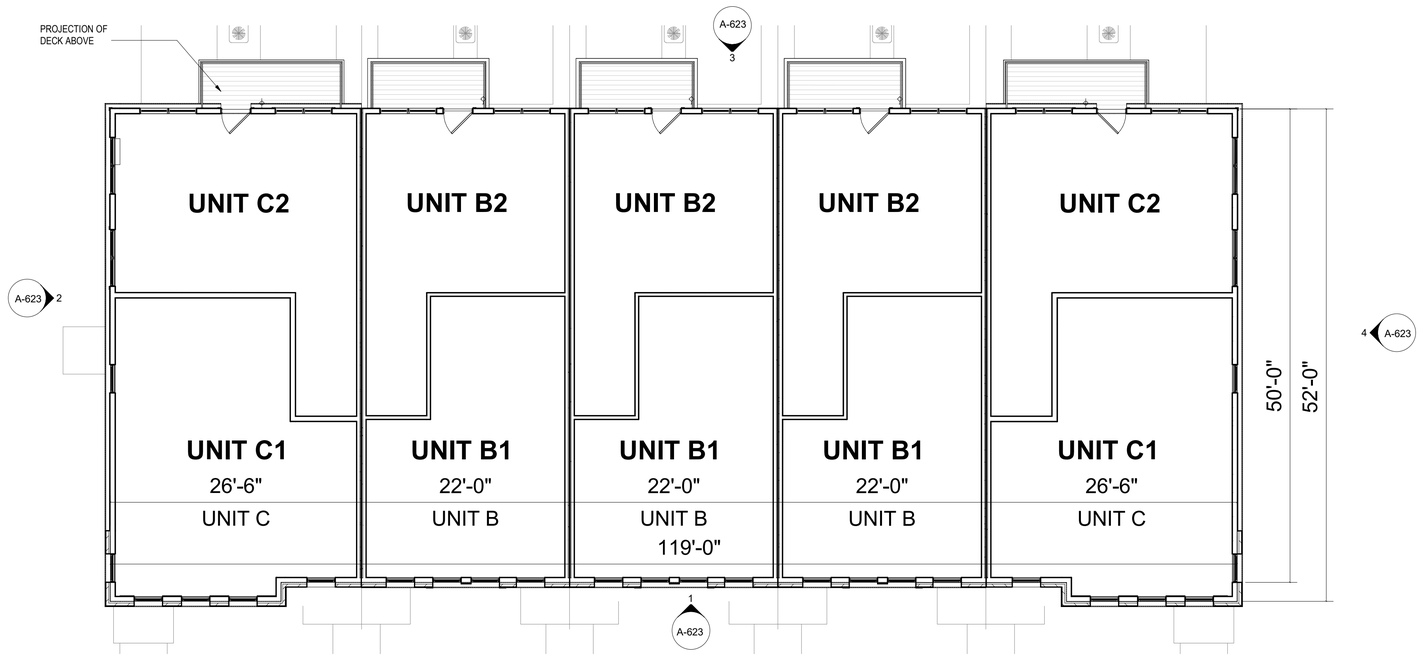
10 UNIT STACKED TOWNHOME BUILDING





2 / A-622 02 - 10 UNIT STACKED TOWNHOME BUILDING - THIRD FLOOR PLAN

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



1 / A-622 01 - 10 UNIT STACKED TOWNHOME BUILDING - SECOND FLOOR PLAN

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

lessard DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP FLOOR PLANS (TYP 10)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

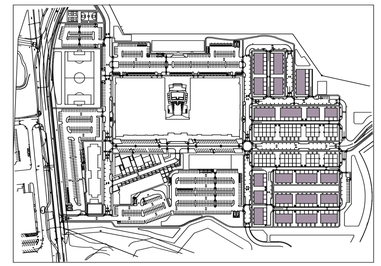
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-622

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

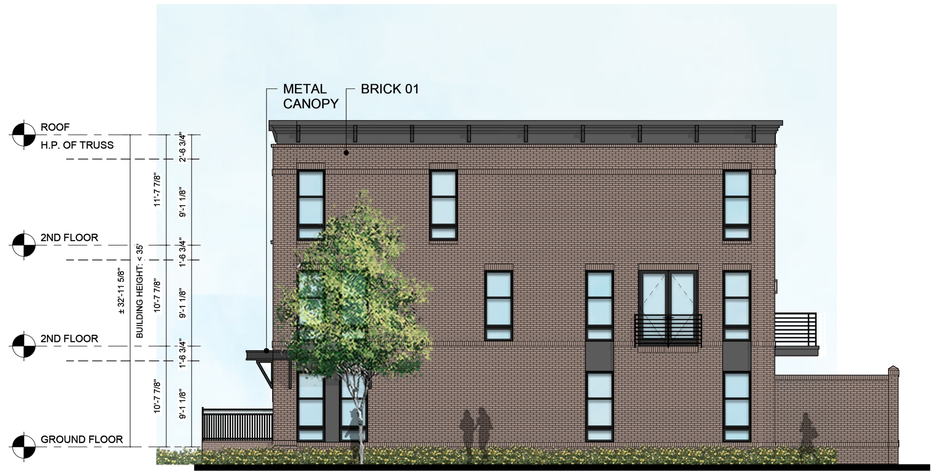
0 1 2 4 8
SCALE:1/4" = 1'-0" (@ 22"X34")





1 A-623 01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

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



4 A-623 02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION

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

(HIGH-VISIBILITY ELEVATION)



3 A-623 01 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION

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



2 A-623 02 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION

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

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

26'6' & 22' STACKED TH - STRIP ELEVATIONS (TYP 10)

SCHEMATIC DESIGN

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

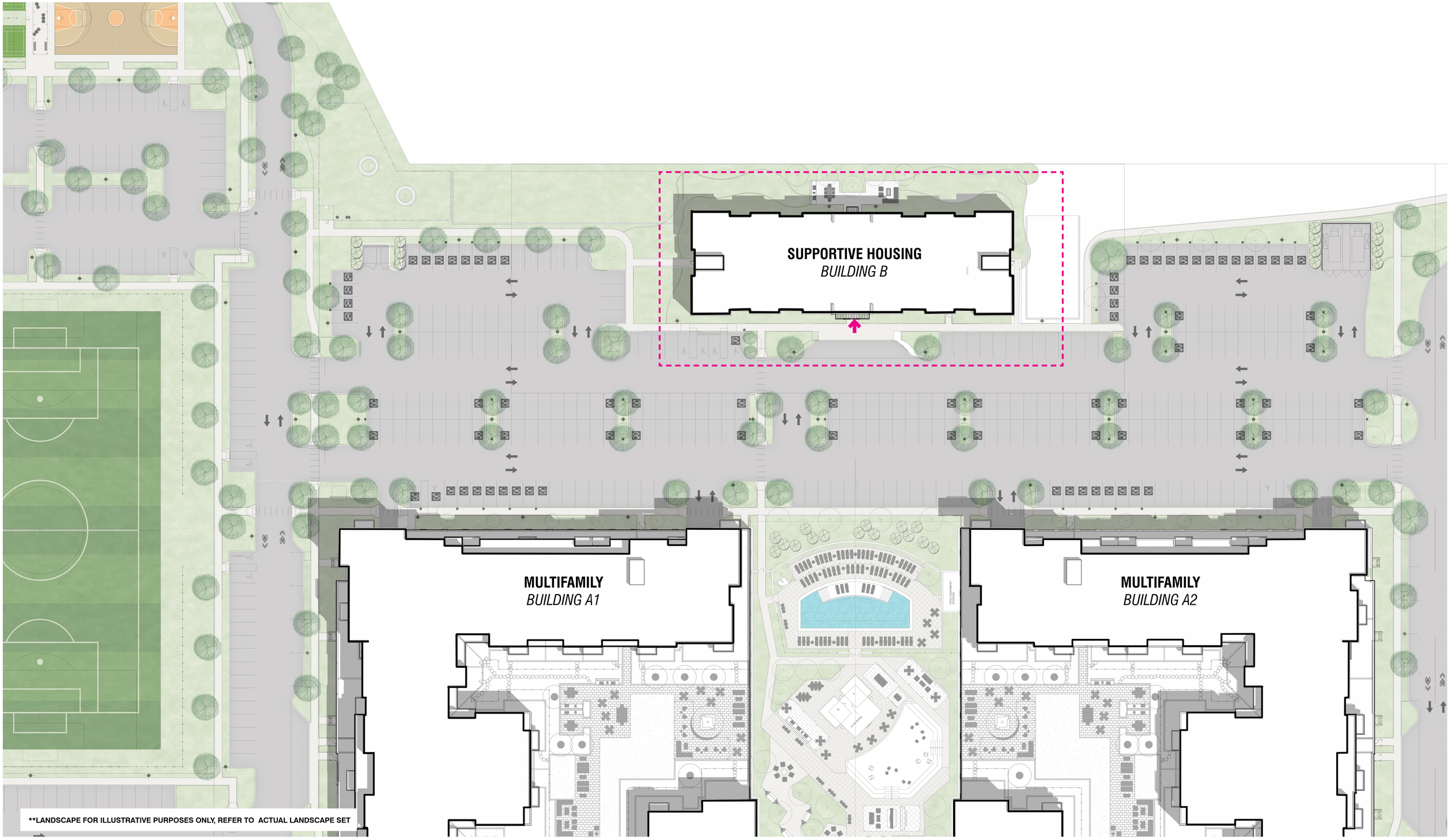
SINGLE FAMILY TH'S

09/04/25
WOD.012A

A-623

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 2 4 8 16
SCALE:1/8" = 1'-0" (@ 22"X34")



**LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO ACTUAL LANDSCAPE SET

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

ILLUSTRATIVE SITE PLAN

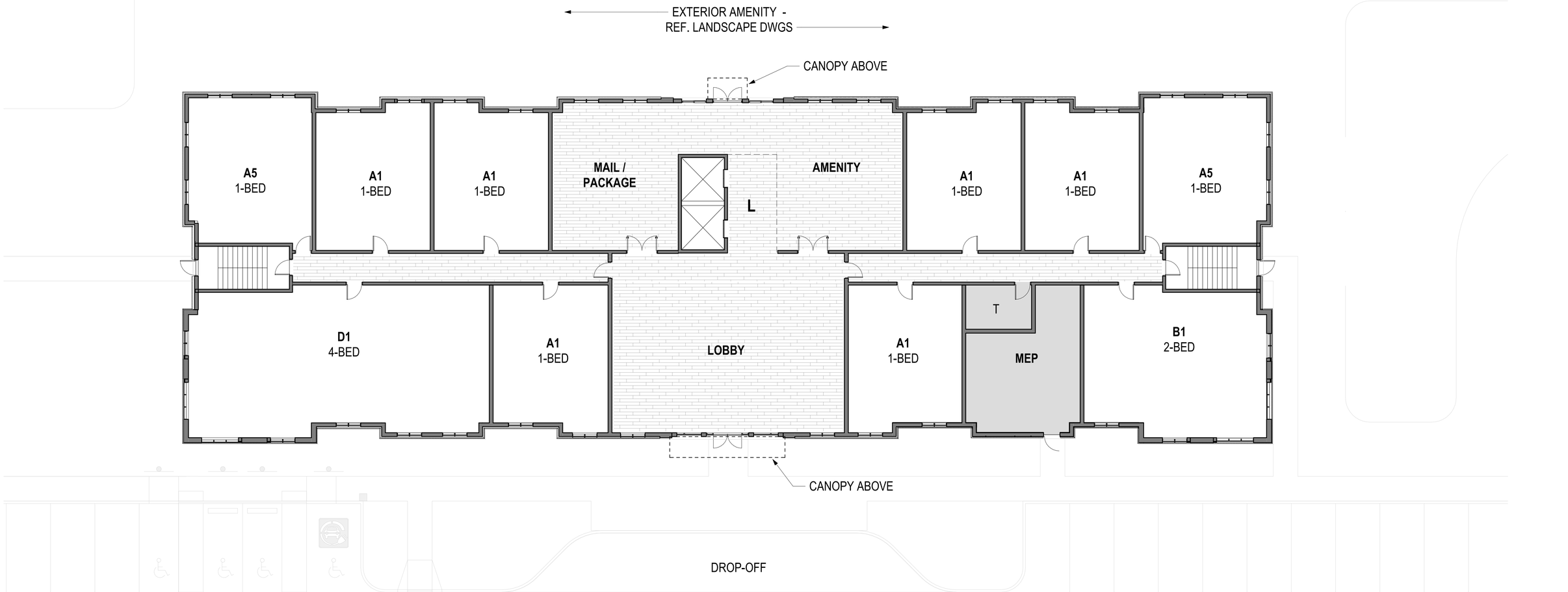
SITE PLAN SUBMISSION

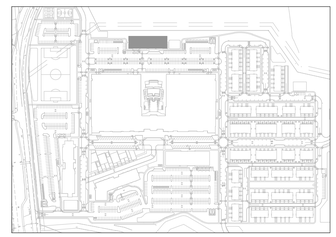
©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SUPPORTIVE HOUSING
MIDDLESEX COUNTY, NJ
FUSION

SCALE:
(ON 22" x 34" SHEET)

A-700





*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

GROUND LEVEL PLAN- SUPPORTIVE HOUSING

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

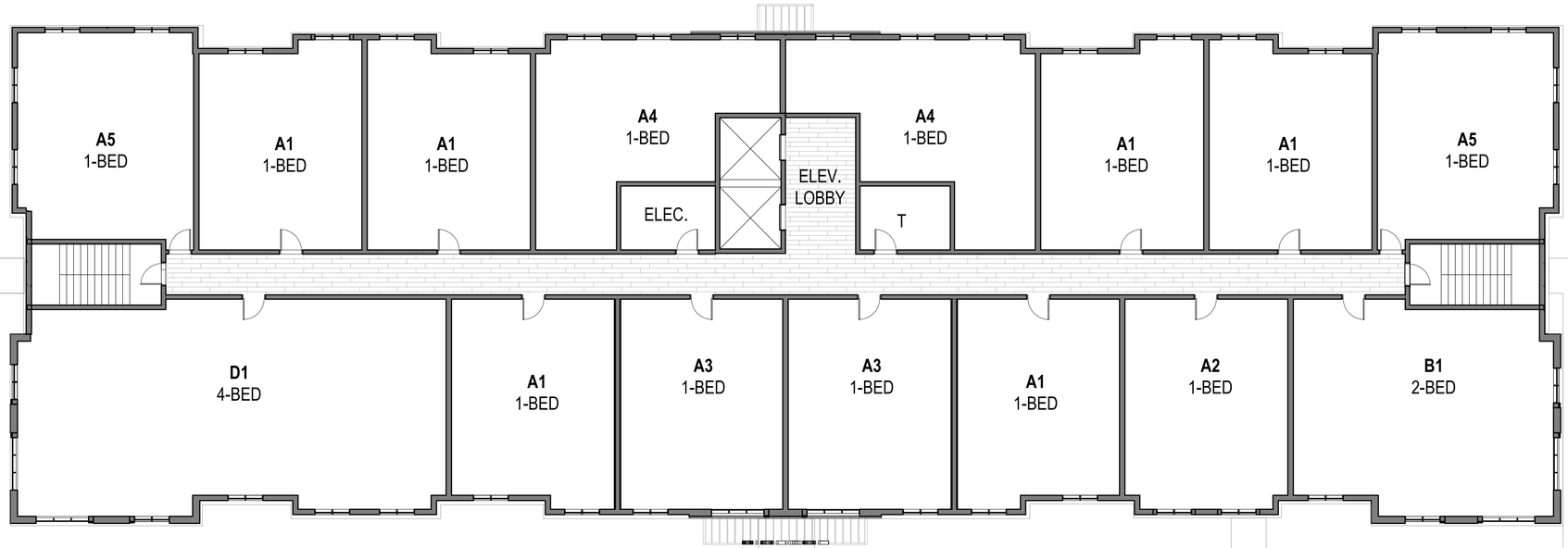
SUPPORTIVE BUILDING

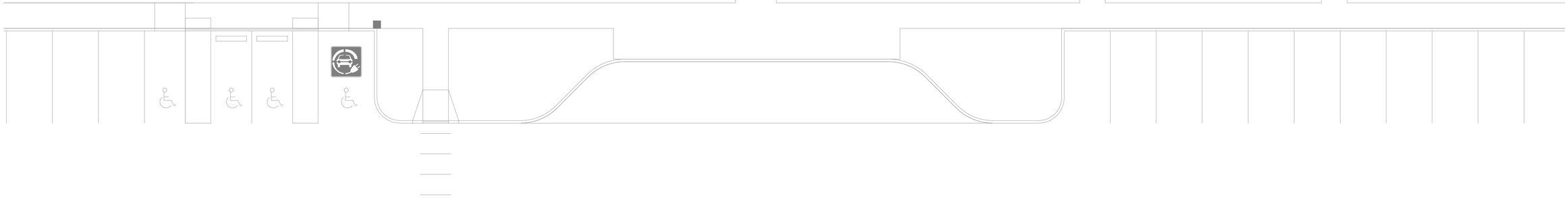
09/04/25
WOD.012A

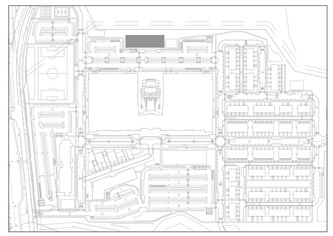
A-701

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 1 2 4 8
SCALE:3/8" = 1'-0" (@ 22"X34")







*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

TYP. LEVEL PLAN (2ND - 3RD) - SUPPORTIVE HOUSING

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SUPPORTIVE BUILDING

09/04/25
WOD.012A

A-702

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 5 10 20
SCALE:1" = 10'-0" (@ 22"X34")



1 A-710 OVERALL SOUTH ELEVATION

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



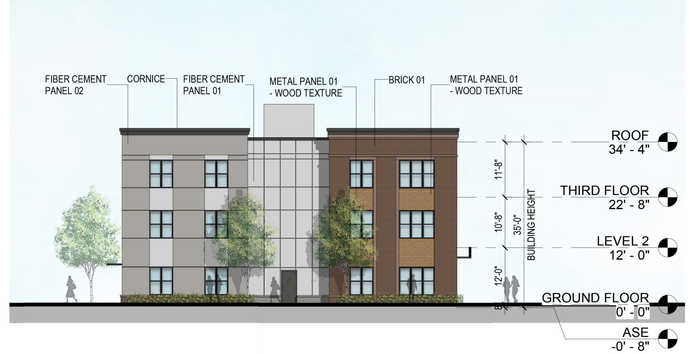
2 A-710 OVERALL EAST ELEVATION

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



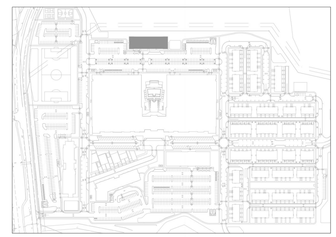
3 A-710 OVERALL NORTH ELEVATION

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



4 A-710 OVERALL WEST ELEVATION

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



*** NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECT PLANS.**

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

OVERALL BUILDING ELEVATIONS - SUPPORTIVE HOUSING

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SUPPORTIVE BUILDING

09/04/25
WOD.012A

A-710

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")



1 A-720 SIGNAGE @ SUPPORTIVE BUILDING SOUTH ELEVATION

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

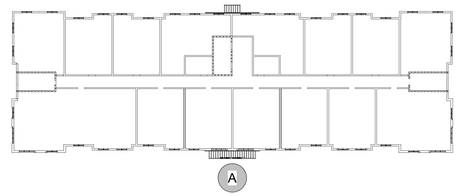


A A-720 CANOPY MOUNTED SIGN AREA = 32 SF

Scale: 1/2" = 1'-0"

CANOPY-MOUNTED SIGNS: DIMENSIONAL LETTERING / LOGOS POSITIONED AT PRIMARY ENTRY POINTS, WITH INTEGRATED INTERNAL LIGHTING OR DISCREET ACCENT LIGHTING

BUILDING B - SUPPORTIVE SIGNAGE						
	TYPE	LOCATION	HEIGHT	QUANTITY	SF, EACH	SF, AGGREGATE
A	BUILDING IDEN.	CANOPY MOUNTED	13'	1	32 SF	32 SF



lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

SUPPORTIVE BUILDING SIGNAGE

SITE PLAN SUBMISSION

©2025 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

SUPPORTIVE BUILDING

09/04/25
WOD.012A

MIDDLESEX COUNTY, NJ
FUSION PLAINSBORO

A-720

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")