

P24-08 DRC Submission 12/05/24

AMENDED PRELIMINARY AND FINAL SITE PLAN SUBMISSION

PRINCETON FORRESTAL VILLAGE

PROPOSED MULTIFAMILY BUILDINGS
BLOCK 104, LOT 1.04
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY



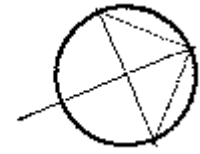
ILLUSTRATIVE PERSPECTIVE
NTS

TOTAL PROJECT UNIT CALCULATIONS

	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
BUILDING A	160	8	95	4	37	12	4	173
BUILDING B	160	8	95	4	37	12	4	173
BUILDING C	74	4	30	2	30	6	2	82
TOTAL (SQ.FT.)	394	20	220	10	104	30	10	428
UNIT MIX		5%	58%		34%		3%	
MARKET RATE MIX		6%	64%		30%			
AFFORDABLE MIX				20%		60%	20%	

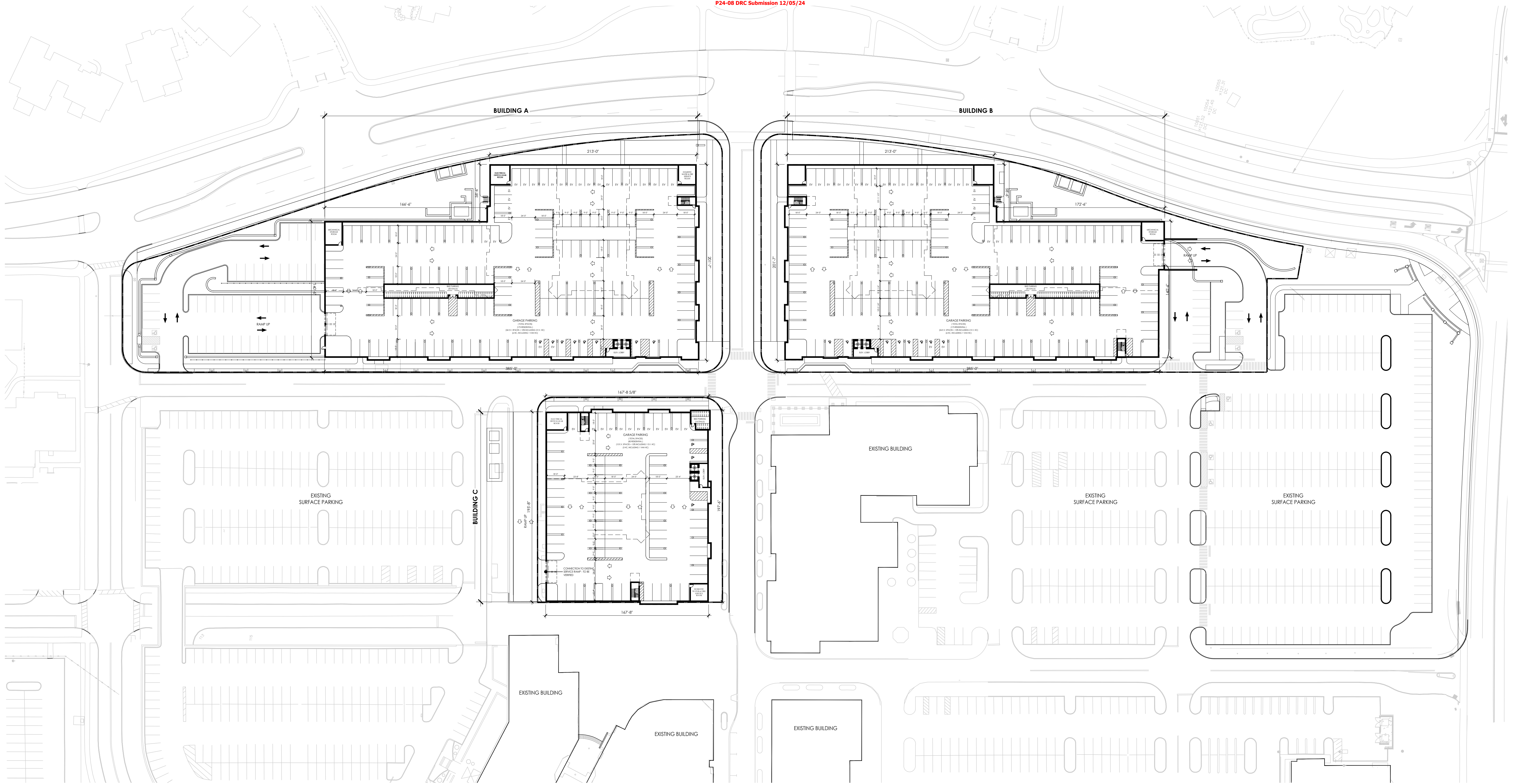


EXISTING AERIAL SITE PLAN
NTS



A-1

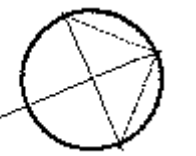
EXISTING AERIAL SITE PLAN
DATE: 12/02/2024



01 - BASEMENT LEVEL FLOOR PLAN

SCALE: 1" = 40'

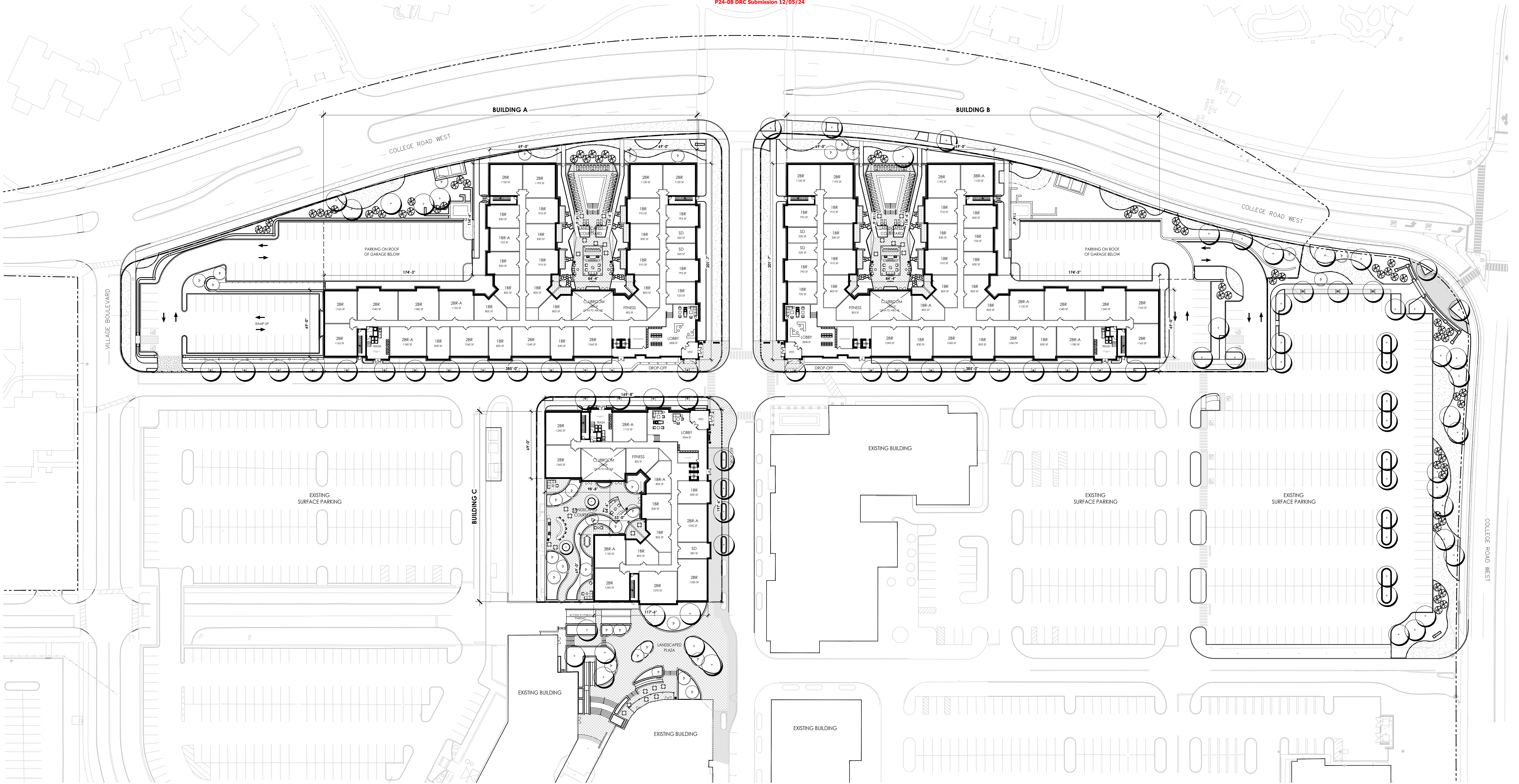
PARKING SPACE CALCULATION	
TOTAL GARAGE SPACES	432 SPACES
• STANDARD SPACES	353 SPACES
• HANDICAP SPACES	15 SPACES
• EV PARKING SPACES	64 SPACES



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CONCEPT BUILDING PLANS

DATE: 12/02/2024



01 - GROUND FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

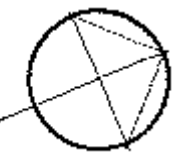
BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING B UNIT CALCULATIONS

BUILDING B	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING C UNIT CALCULATIONS

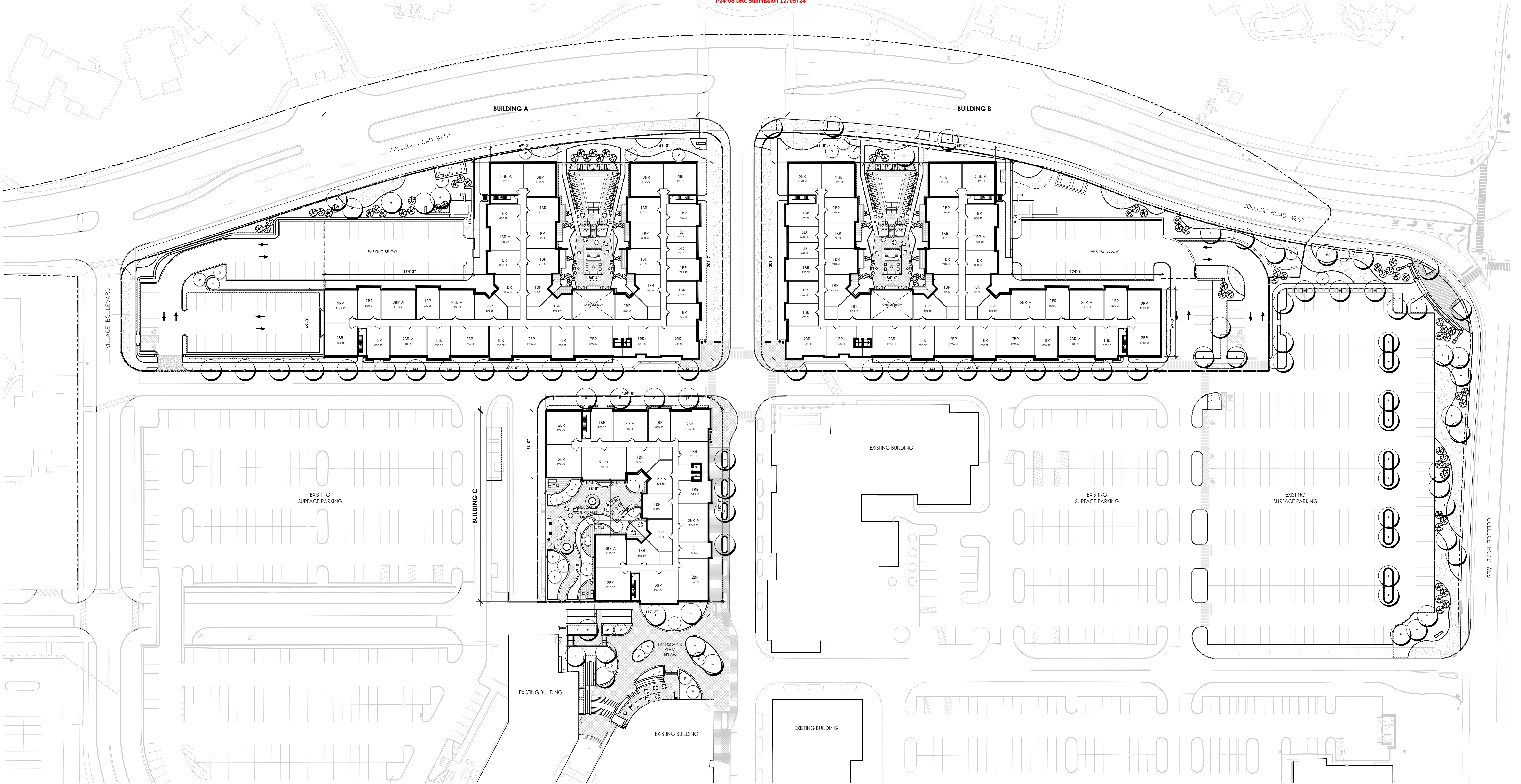
BUILDING C	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	82
GROUND FLOOR	14	1	5	-	5	2	1	-
2nd FLOOR	20	1	9	-	7	2	1	-
3rd FLOOR	20	1	9	-	9	1	-	-
4th FLOOR	20	1	9	-	9	1	-	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	74	4	32	-	30	6	2	82
		5%		43%		49%	3%	



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CONCEPT BUILDING PLANS

DATE: 12/02/2024



01 - SECOND FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

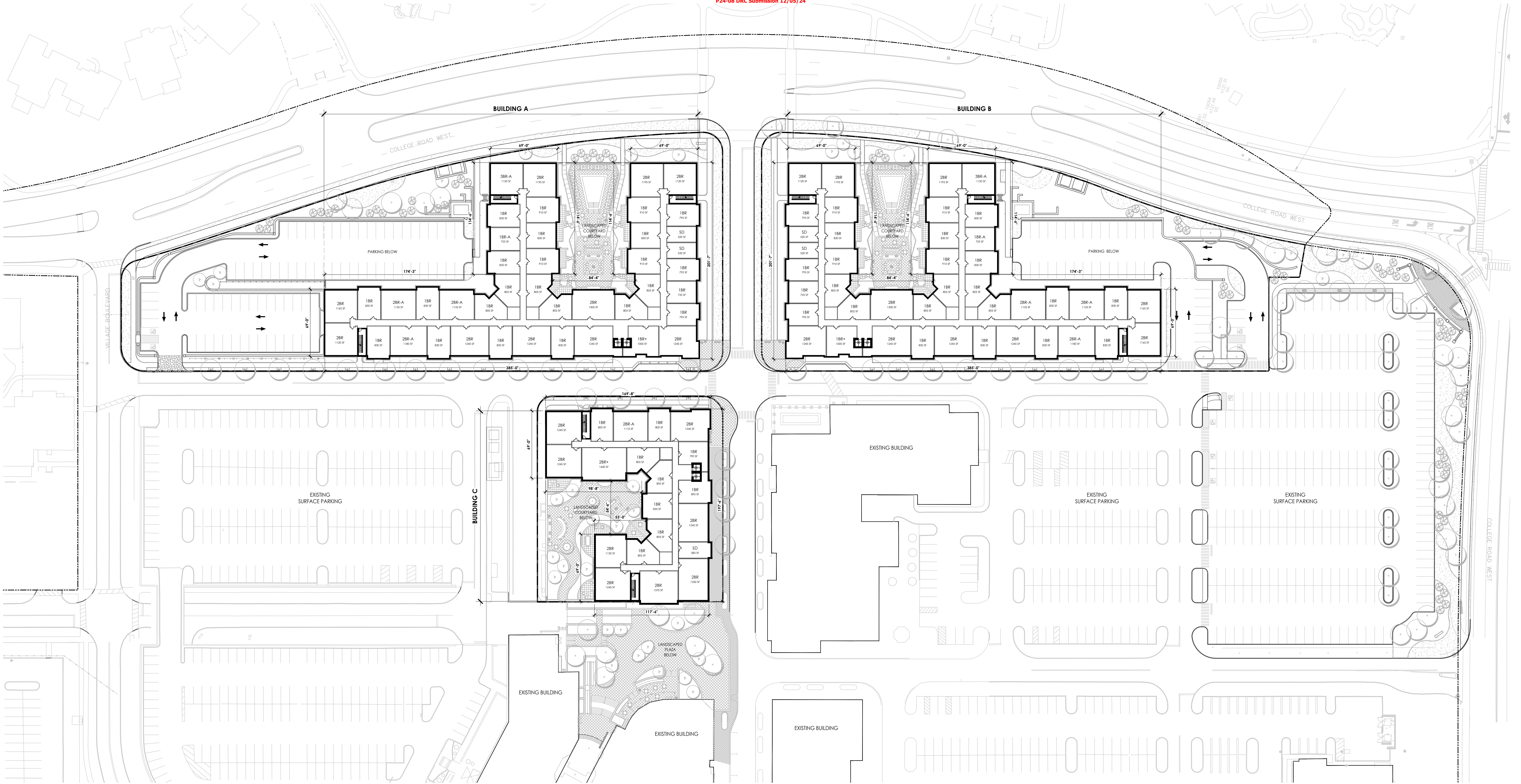
BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING B UNIT CALCULATIONS

BUILDING B	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING C UNIT CALCULATIONS

BUILDING C	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	82
GROUND FLOOR	14	1	5	-	5	2	1	-
2nd FLOOR	20	1	9	-	7	2	1	-
3rd FLOOR	20	1	9	-	9	1	-	-
4th FLOOR	20	1	9	-	9	1	-	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	74	4	32	-	30	6	2	82
		5%		43%		49%	3%	



01 - TYPICAL 3RD & 4TH FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

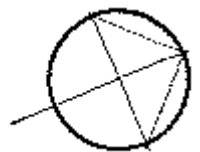
BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

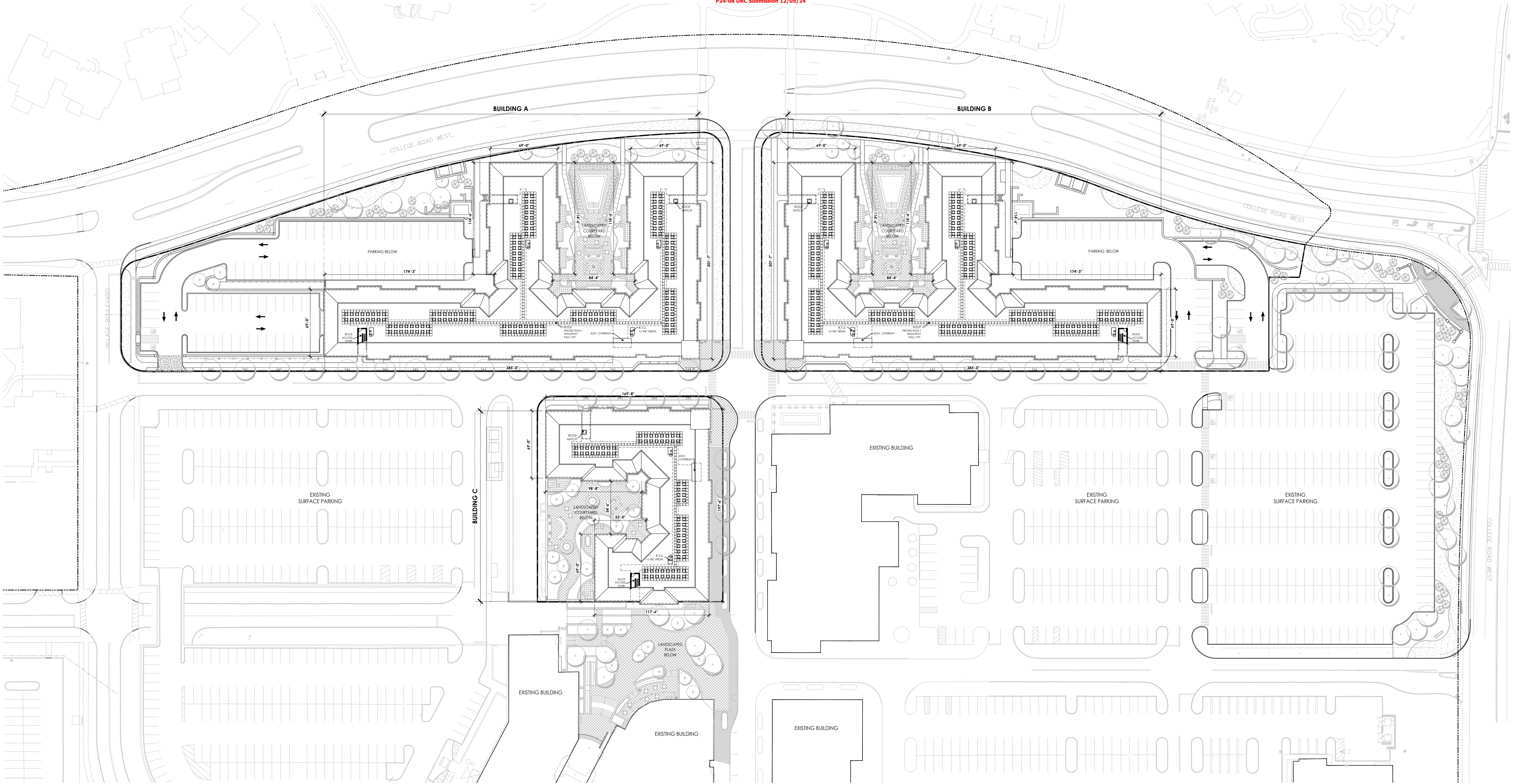
BUILDING B UNIT CALCULATIONS

BUILDING B	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING C UNIT CALCULATIONS

BUILDING C	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	82
GROUND FLOOR	14	1	5	-	5	2	1	-
2nd FLOOR	20	1	9	-	7	2	1	-
3rd FLOOR	20	1	9	-	9	1	-	-
4th FLOOR	20	1	9	-	9	1	-	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	74	4	32	-	30	6	2	82
		5%		43%		49%	3%	





01 - ROOF PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

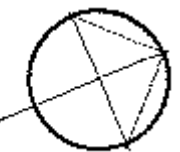
BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING B UNIT CALCULATIONS

BUILDING B	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	173
GROUND FLOOR	35	2	20	1	8	3	1	-
2nd FLOOR	41	2	25	1	9	3	1	-
3rd FLOOR	42	2	25	1	10	3	1	-
4th FLOOR	42	2	25	1	10	3	1	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	160	8	95	4	37	12	4	173
		5%		62%		31%	5%	

BUILDING C UNIT CALCULATIONS

BUILDING C	UNIT TOTAL	RESIDENTIAL UNITS						GARAGE SPACES
		SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	82
GROUND FLOOR	14	1	5	-	5	2	1	-
2nd FLOOR	20	1	9	-	7	2	1	-
3rd FLOOR	20	1	9	-	9	1	-	-
4th FLOOR	20	1	9	-	9	1	-	-
ROOF	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	74	4	32	-	30	6	2	82
		5%		43%		49%	3%	



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CONCEPT BUILDING PLANS

DATE: 12/02/2024



02 - BUILDING A - NORTH ELEVATION

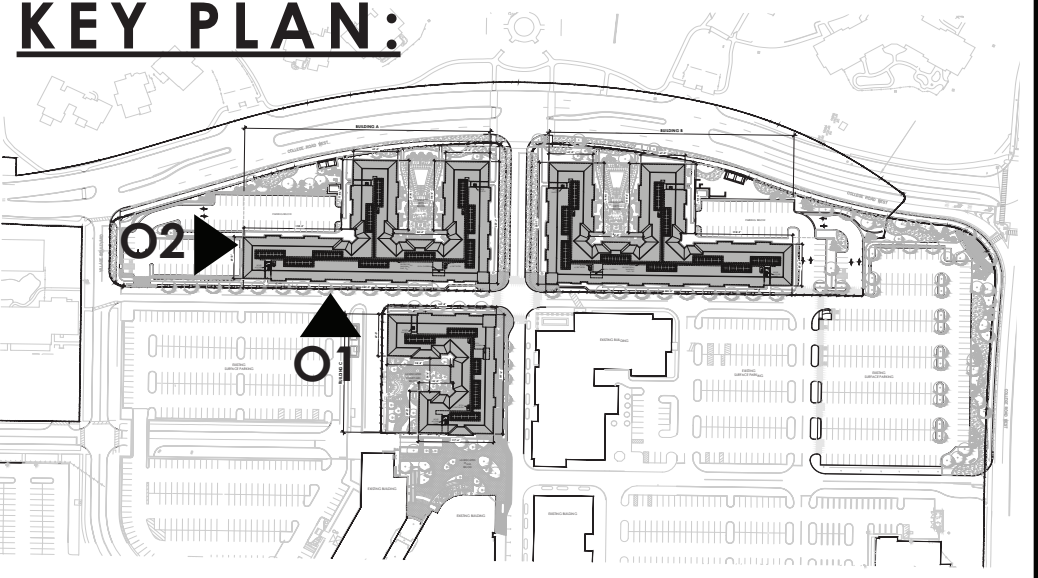
SCALE: 1/16" = 1' - 0"



01 - BUILDING A - WEST ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

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CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



02 - BUILDING A - SOUTH ELEVATION

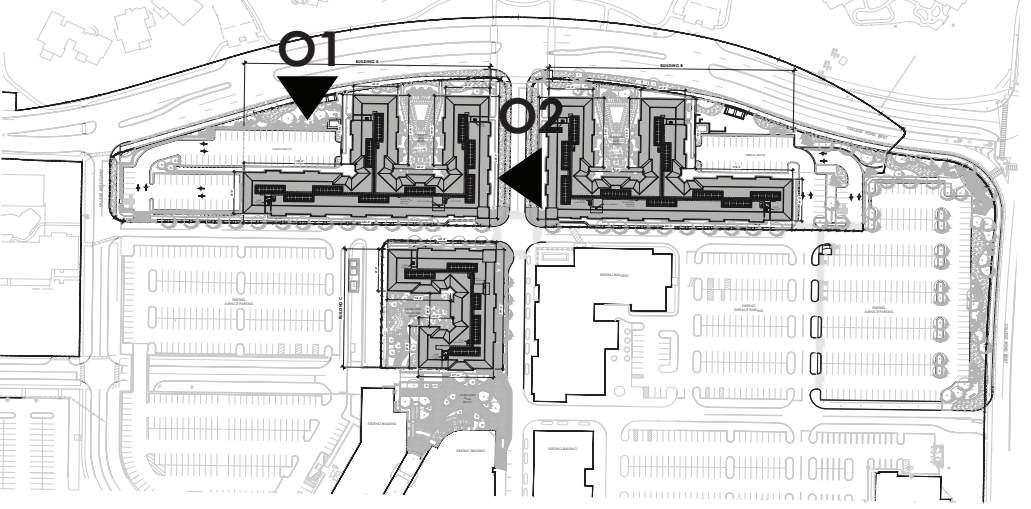
SCALE: 1/16" = 1' - 0"



01 - BUILDING A - EAST ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

A-8

CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



02 - BUILDING B - NORTH ELEVATION

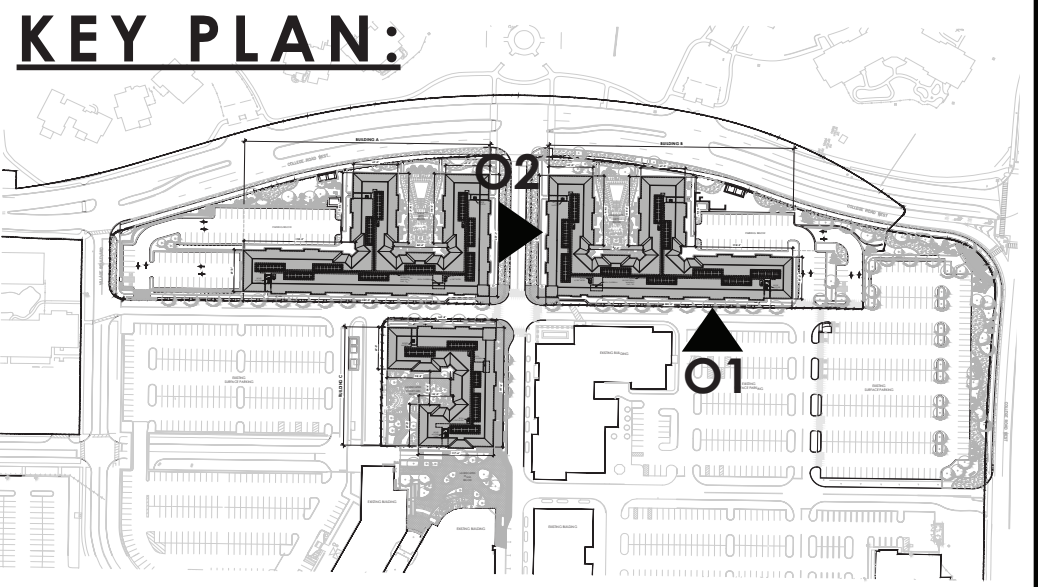
SCALE: 1/16" = 1' - 0"



01 - BUILDING B - WEST ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

A-9
CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



02 - BUILDING B - SOUTH ELEVATION

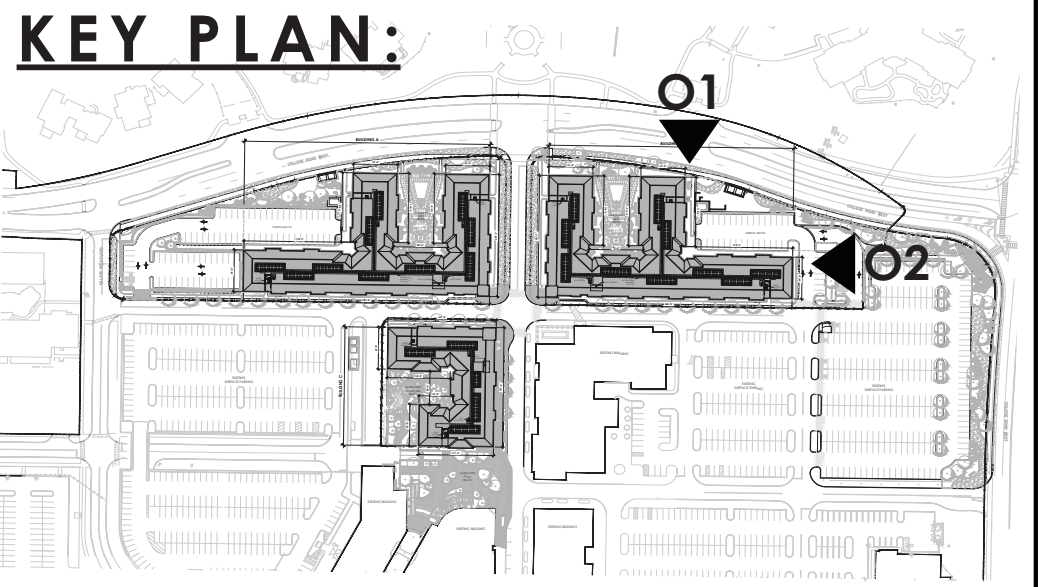
SCALE: 1/16" = 1' - 0"



01 - BUILDING B - EAST ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

A-10

CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



02 - BUILDING C - EAST ELEVATION

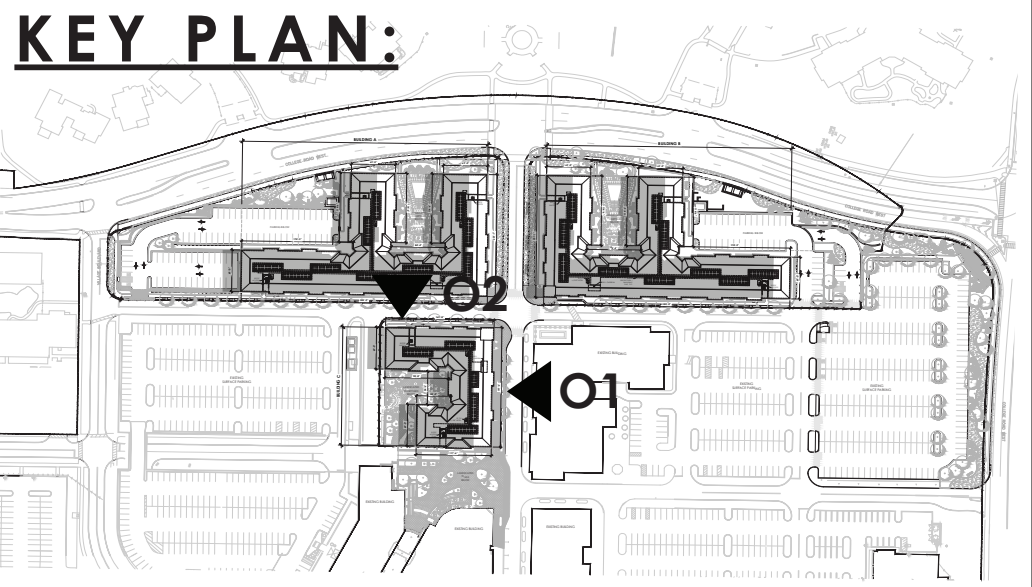
SCALE: 1/16" = 1' - 0"



01 - BUILDING C - SOUTH ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

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CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



02 - BUILDING C - WEST ELEVATION

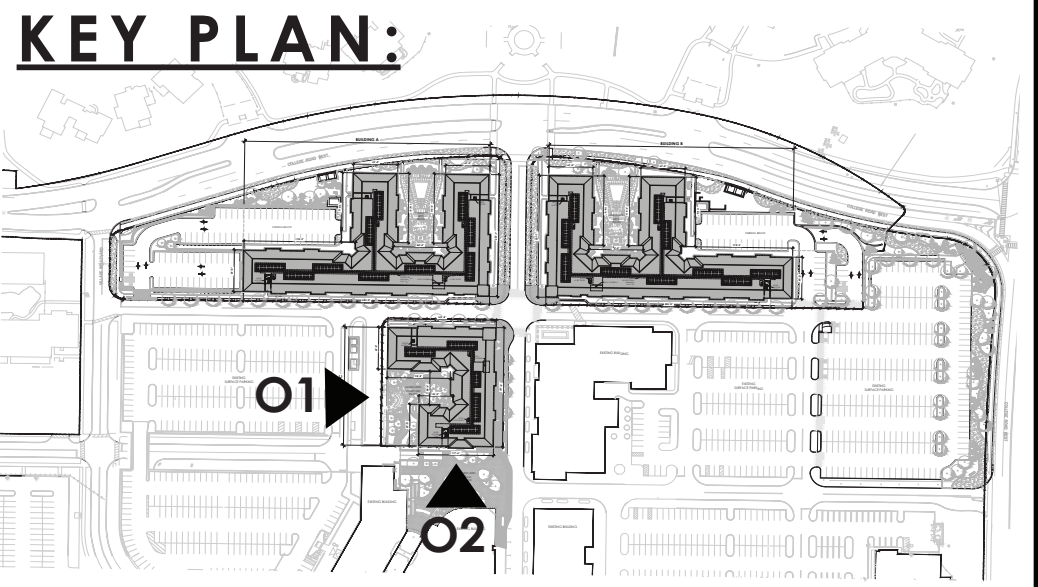
SCALE: 1/16" = 1' - 0"



01 - BUILDING C - NORTH ELEVATION

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

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER 01
- 02 MASONRY BRICK VENEER 02
- 03 MANUFACTURED CAST STONE
- 04 VERTICAL FIBER CEMENT PANEL 01
- 05 VERTICAL FIBER CEMENT PANEL 02
- 06 VERTICAL FIBER CEMENT PANEL 03
- 07 FIBER CEMENT LAP SIDING
- 08 ARCHITECTURAL ALUMN. RAILING SYSTEM
- 09 VINYL WINDOW - COLOR BLACK
- 10 ARCHITECTURAL ALUMN. CANOPY

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CONCEPT BUILDING ELEVATIONS

DATE: 12/02/2024



VIEW LOOKING WEST FROM MAIN STREET & LIONSGATE DR.



VIEW LOOKING SOUTH FROM LIONSGATE DR.



VIEW LOOKING EAST FROM MAIN STREET - SOUTH SIDE OF STREET



VIEW LOOKING EAST FROM MAIN STREET - NORTH SIDE OF STREET

A-13

ILLUSTRATIVE PERSPECTIVE

DATE: 12/02/2024