



ICON RIVERWALK

NOVEMBER 2024



Images - Exterior



Images – Common Area



Images - Amenities



Images - Residences

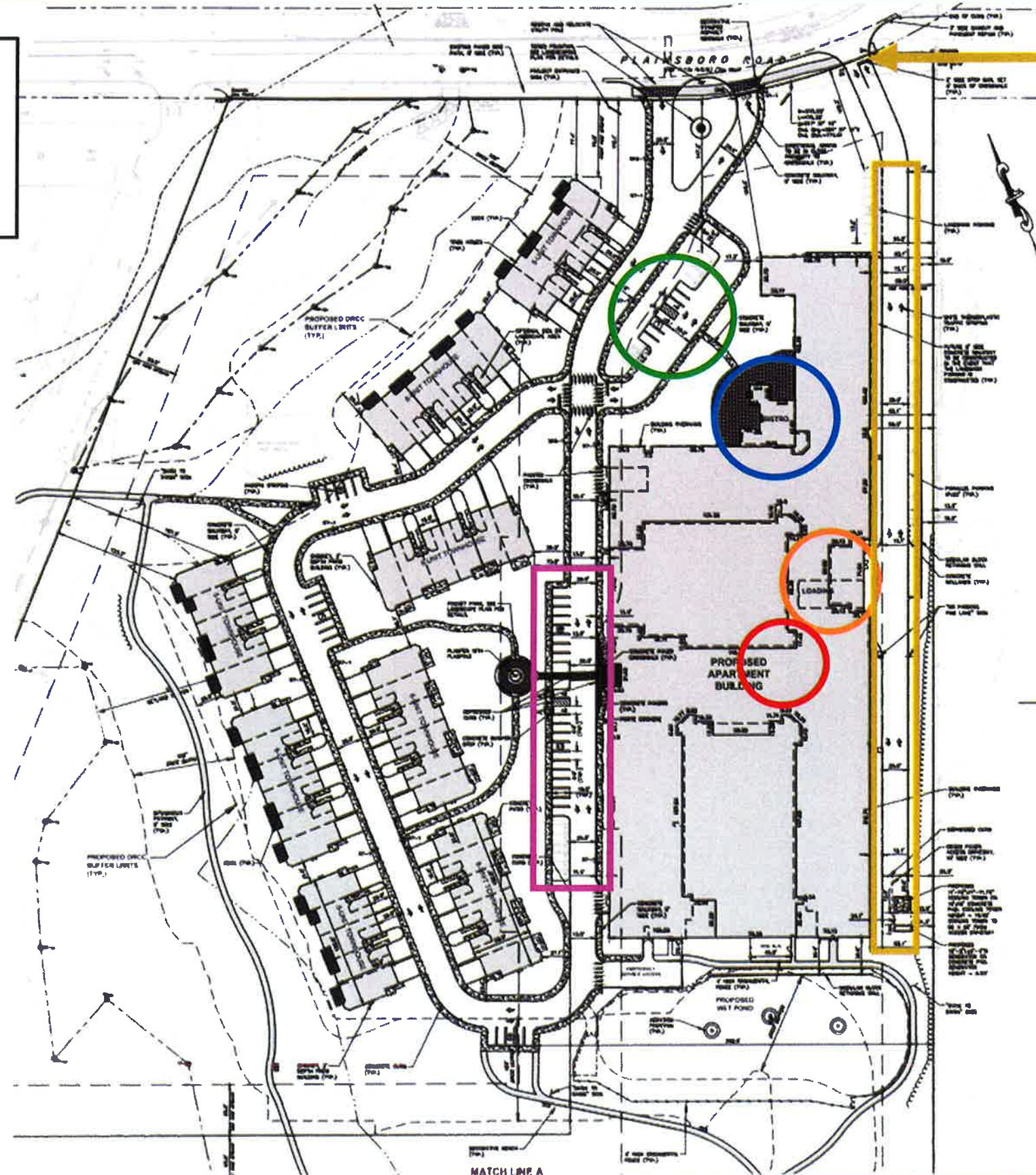


Aerial

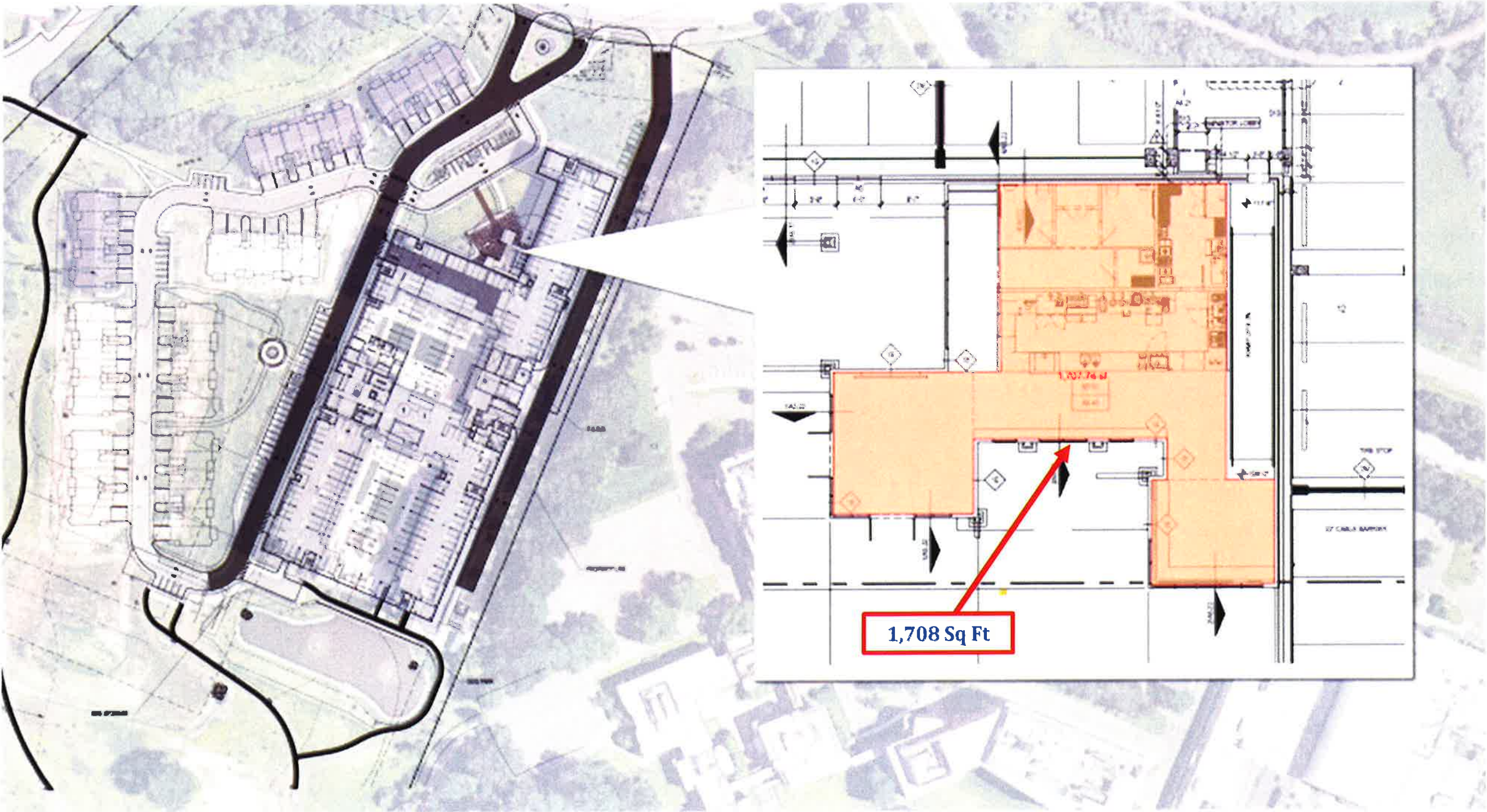


Coffee Shop / Bistro
Parking for Coffee Shop / Bistro
Additional Parking
Kitchen
Loading Dock
Service Road

ENTRANCE TO
SERVICE ROAD



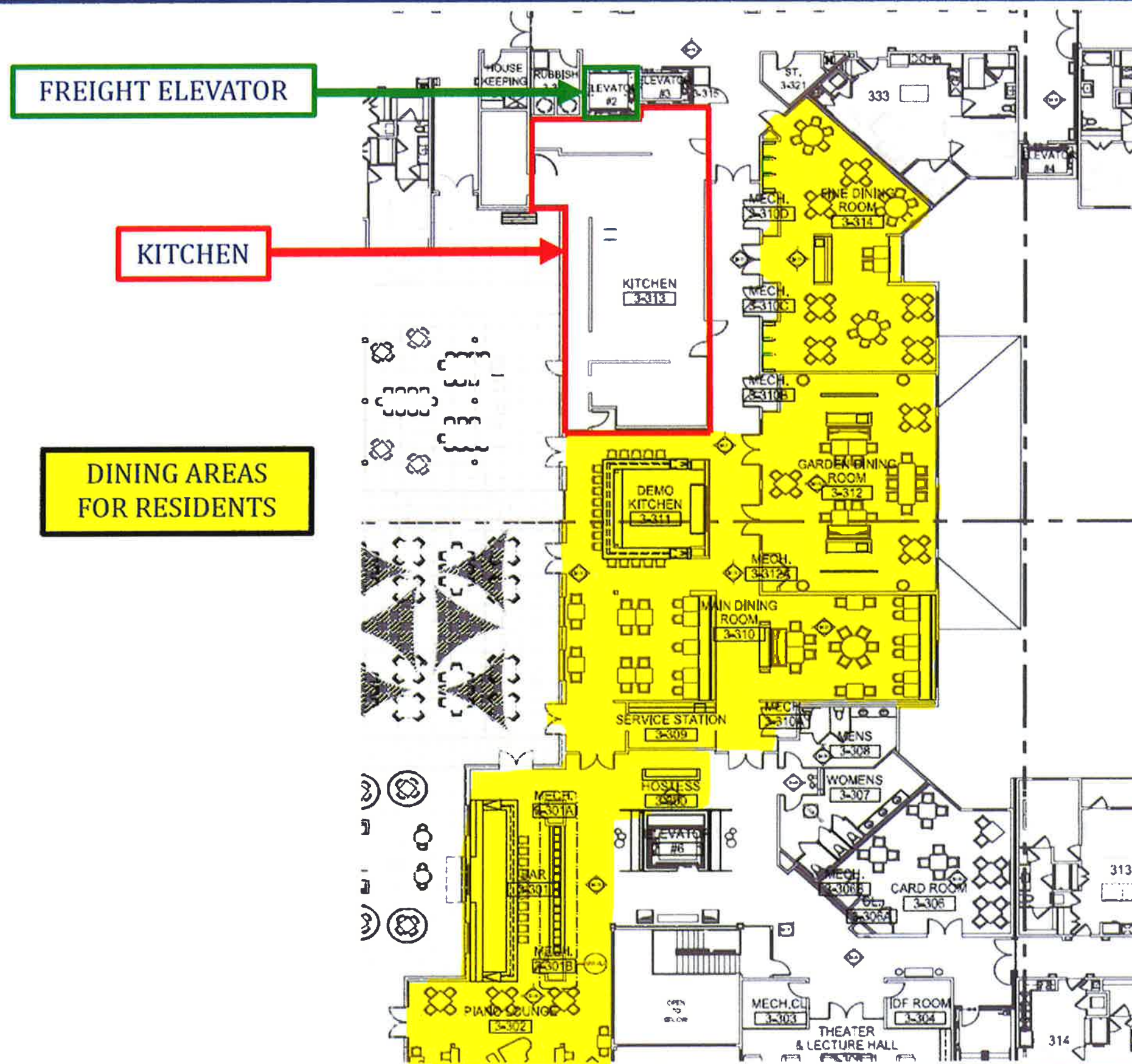
Coffee Shop / Bistro Location



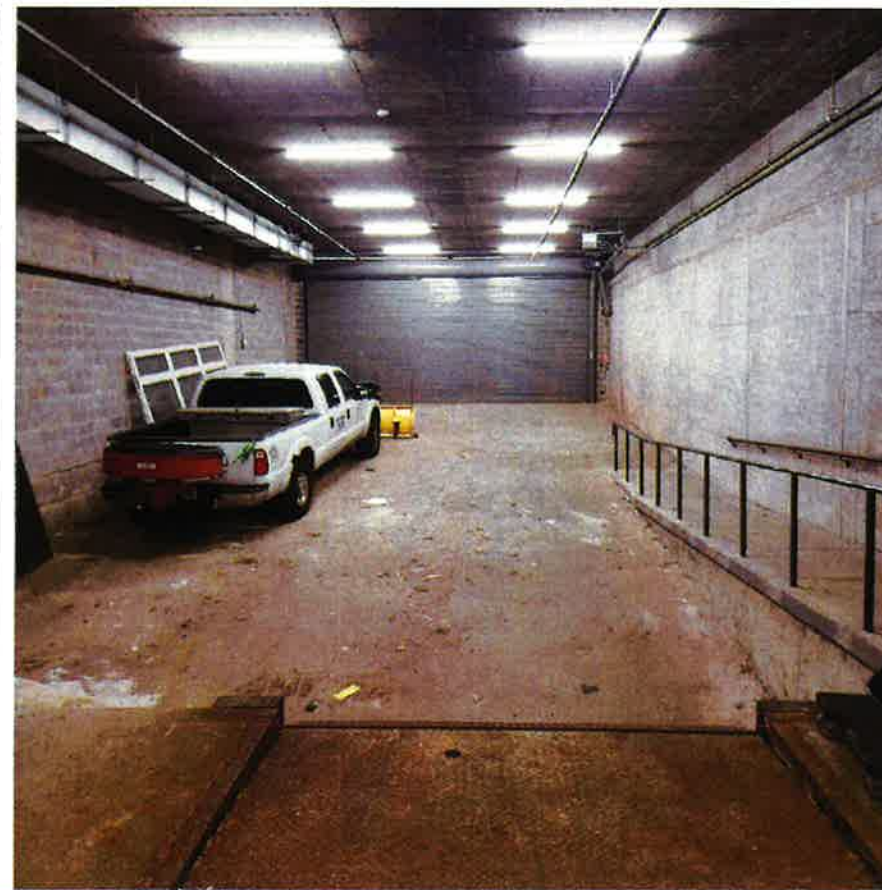
Images - Coffee Shop / Bistro

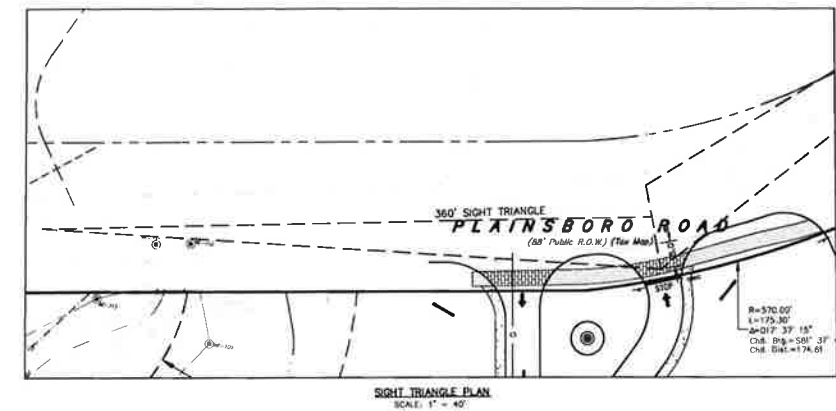
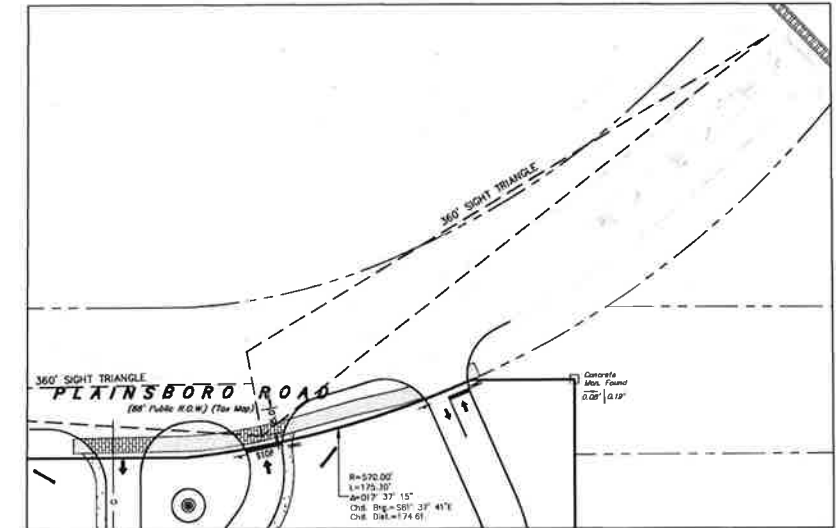
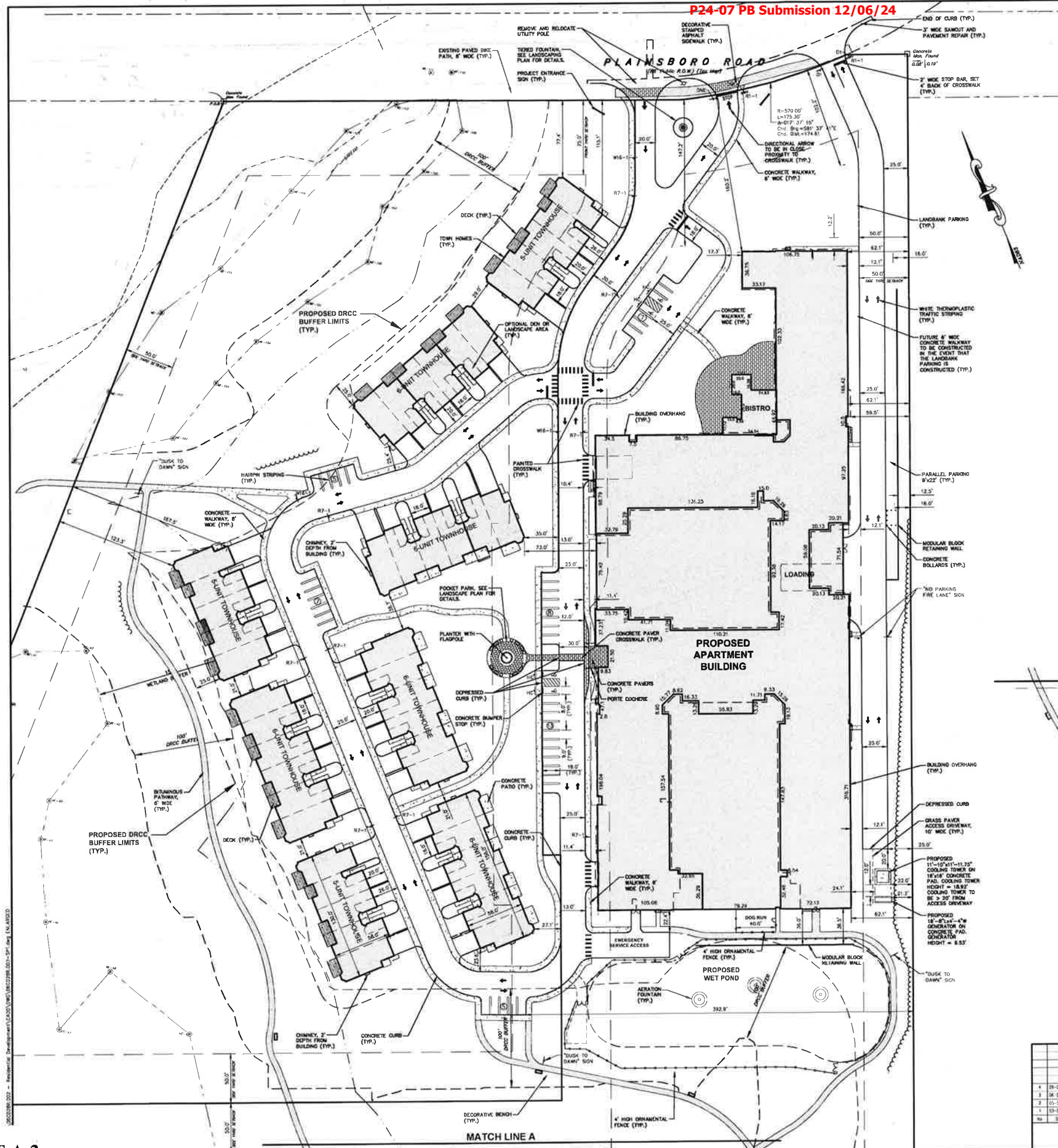


Kitchen Location (3rd Level)

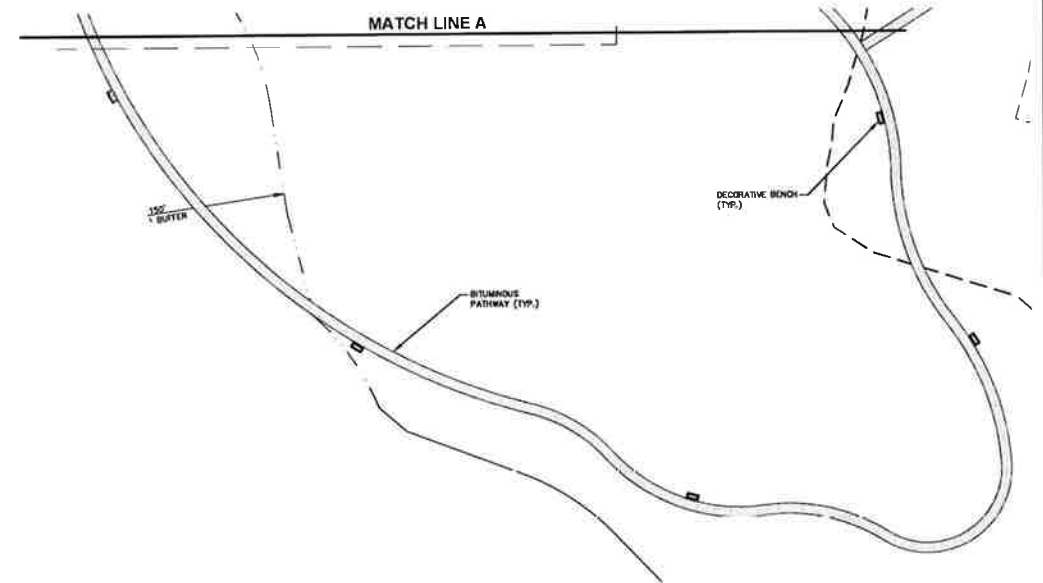


Images – Kitchen and Loading Dock





- NOTES:
1. STOPPING SIGHT DISTANCE DESIGNED AS PER "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011, 6TH EDITION" TABLE 3-1 STOPPING SIGHT DISTANCE ON LEVEL ROADWAYS, BASED ON A DESIGN SPEED OF 45 MPH.



NO.	DATE	REVISION	BY	CHKD.
1	01-27-2017	AS PER CLIENT COMMENTS	MC	ALT
2	02-01-2017	AS PER PLAN AND FIELDWORK COMMENTS	MC	ALT
3	02-01-2017	AS PER RESOLUTION OF APPROVAL	MC	ALT
4	03-01-2017	AS PER TOWNSHIP WMO COMMENTS	MC	ALT
5	03-01-2017	AS PER TOWNSHIP WMO COMMENTS	MC	ALT

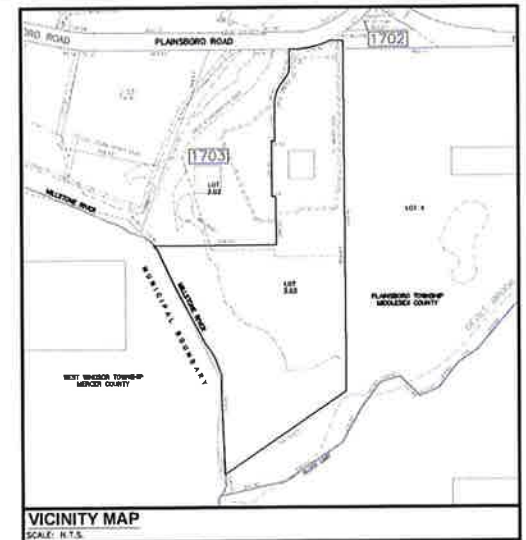
FPA
FRENCH & PARRELLO
1800 Route 34, Suite 101
Wall, NJ 07719
732-312-0000
New York, NY

Andrew L. French, P.E.
ANDREW L. FRENCH, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 42984

SITE PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
RIVERVIEW RESIDENTIAL DEVELOPMENT
ON THE
PRINCETON HEALTHCARE CAMPUS
BLOCK 1793, LOT 3.01
TAX MAP SHEET NO. 17
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NEW JERSEY

DATE: 01-27-2017
REVISION: 5
SCALE: 1" = 40'
PROJECT NUMBER: 080208.002
SHEET: 5 OF 22

FINAL FOR SEWER DESIGN



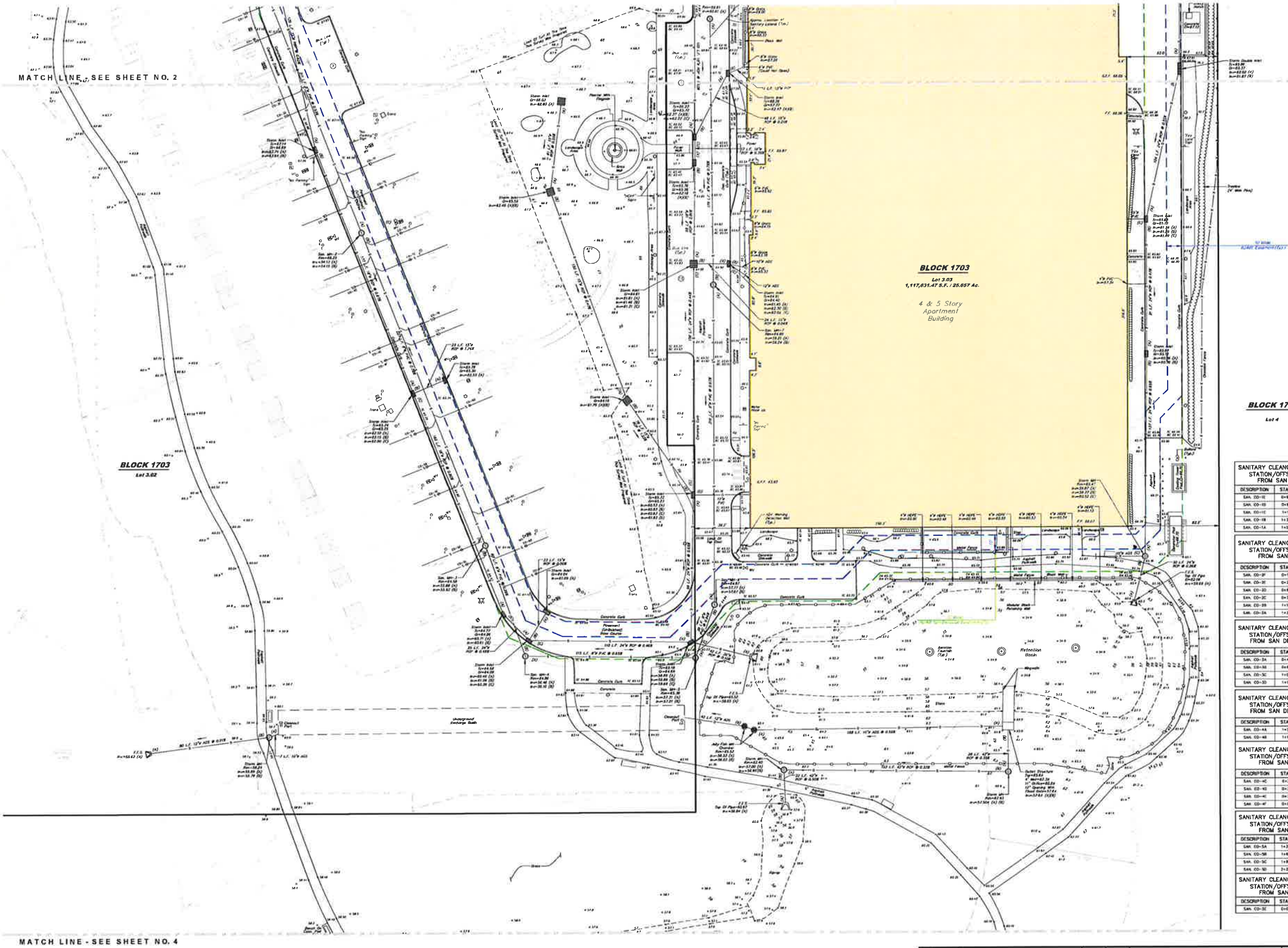
1. A PLAN ENTITLED, "EXISTING CONDITIONS PLAN, BUILDING NO. 2, THE TOWNSHOMES AT RIVERMUK, LOT 3.02, BLOCK 1703, SITUATED IN THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY FRENCH & PARRELO ASSOCIATES, DATED JUNE 15, 2020.
2. A PLAN ENTITLED, "EXISTING CONDITIONS PLAN, BUILDING NO. 3, THE TOWNSHOMES AT RIVERMUK, LOT 3.02, BLOCK 1703, SITUATED IN THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY FRENCH & PARRELO ASSOCIATES, DATED JUNE 15, 2020.
3. THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY SHEET NO. 17.
4. AN ALTA SURVEY ENTITLED "ALTANSIPS LAND TITLE SURVEY, LOT 3.03 FORMERLY LOT 3.01, BLOCK 1703, RIVERVIEW RESIDENTIAL DEVELOPMENT ON THE PRINCETON HEALTHCARE CAMPUS, SITUATED IN THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY FRENCH & PARRELO ASSOCIATES, DATED AUGUST 6, 2017, LAST REVISED OCTOBER 26, 2017.
5. A FILED MAP ENTITLED "PRELIMINARY AND FINAL SUBDIVISION PLAN PREPARED FOR LOT 3.01, BLOCK 1703, RIVERVIEW RESIDENTIAL DEVELOPMENT ON THE PRINCETON HEALTHCARE CAMPUS, SITUATED IN THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY FRENCH & PARRELO ASSOCIATES, DATED AUGUST 6, 2017, LAST REVISED OCTOBER 26, 2017, FILED WITH THE MIDDLESEX COUNTY CLERK'S OFFICE ON JUNE 26, 2017 AS MAP NO. 988-074.

—————	BOUNDARY LINE
- - - - -	RIGHT-OF-WAY LINE
- · - · -	ADJACENT PROPERTY LINE
○ · ○ · ○	MINOR CONTOUR
○ · ○ · ○	MAJOR CONTOUR
x x x x x	CHAINLINK FENCE
● ● ● ● ●	METAL FENCE
○ ○ ○ ○ ○	VINYL FENCE
● ● ● ● ●	WOOD FENCE
x x x x x	UNDERGROUND STORM DRAINAGE PIPE
x x x x x	UNDERGROUND SANITARY PIPE
x x x x x	OVERHEAD ELECTRIC LINE
x x x x x	UNDERGROUND GAS LINE
x x x x x	UNDERGROUND WATER LINE

[illegible]

DATE 1/18/2021	REVISIONS	SCALE 1" = 40'	PROJECT NUMBER 06C028R.003
UPRAN BY D.S.B.	DRAWN BY T.J.E.	FILE NUMBER	SHEET 1 of 4

THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE RULES AND REGULATIONS TITLE 15 CHAPTER 40 SUBCHAPTER 6 SECTION 13 40-6-2(e) "NO PERSON SHALL REMOVE A TITLE BLOCK FROM ANY PRINT OR REPRODUCTION" AND SECTION 13 40-6-3(a)(5) "THE HANDWRITTEN SIGNATURE OF THE PERSON(S) IN RESPONSIBLE CHARGE AND DATE WHEN SIGNED."



BLOCK 1703
Lot 4

SANITARY CLEANOUT (UNIT #1) STATION/OFFSET TABLE FROM SAN MH-1			SANITARY CLEANOUT (UNIT #5) STATION/OFFSET TABLE FROM SAN MH-2		
DESCRIPTION	STATION	OFFSET	DESCRIPTION	STATION	OFFSET
SAN CO-1E	0+87.33	-28.36 L	SAN CO-5E	1+25.34	-25.34 L
SAN CO-1B	0+81.57	-23.10 L	SAN CO-5C	1+10.83	-25.04 L
SAN CO-1C	1+10.31	-22.58 L			
SAN CO-1B	1+10.34	-27.87 L	SANITARY CLEANOUT (UNIT #6) STATION/OFFSET TABLE FROM SAN MH-3		
SAN CO-1A	1+30.80	-29.47 L	DESCRIPTION	STATION	OFFSET
			SAN CO-6B	0+59.01	-23.85 L
			SAN CO-6A	0+58.98	-26.45 L
SANITARY CLEANOUT (UNIT #2) STATION/OFFSET TABLE FROM SAN MH-8			SANITARY CLEANOUT (UNIT #7) STATION/OFFSET TABLE FROM SAN DROP MH-1		
DESCRIPTION	STATION	OFFSET	DESCRIPTION	STATION	OFFSET
SAN CO-2F	0+10.06	-17.89 L	SAN CO-7D	0+10.03	-24.75 L
SAN CO-2E	0+10.00	-17.87 L	SAN CO-7C	0+10.00	-23.58 L
SAN CO-2D	0+03.89	-17.32 L	SAN CO-7B	0+10.00	-24.75 L
SAN CO-2C	0+73.78	-21.16 L	SAN CO-7A	0+02.25	-23.54 L
SAN CO-2B	1+13.58	-15.84 L			
SAN CO-2A	1+32.02	-18.17 L	SANITARY CLEANOUT (UNIT #3) STATION/OFFSET TABLE FROM SAN DROP MH-1		
			DESCRIPTION	STATION	OFFSET
SANITARY CLEANOUT (UNIT #3) STATION/OFFSET TABLE FROM SAN DROP MH-1			SAN CO-3A	0+44.58	17.87 R
DESCRIPTION	STATION	OFFSET	SAN CO-3B	0+44.58	17.75 R
SAN CO-3A	0+44.58	17.87 R	SAN CO-3C	1+00.89	16.80 R
SAN CO-3B	0+44.58	17.75 R	SAN CO-3D	1+10.25	17.80 R
SAN CO-3C	1+00.89	16.80 R			
SAN CO-3D	1+10.25	17.80 R	SANITARY CLEANOUT (UNIT #4) STATION/OFFSET TABLE FROM SAN DROP MH-1		
			DESCRIPTION	STATION	OFFSET
SANITARY CLEANOUT (UNIT #4) STATION/OFFSET TABLE FROM SAN MH-2			SAN CO-4A	1+21.61	17.10 R
DESCRIPTION	STATION	OFFSET	SAN CO-4B	1+01.83	18.30 R
SAN CO-4C	0+20.18	12.47 R	SAN CO-4D	1+07.00	22.80 R
SAN CO-4D	0+22.08	12.87 R	SAN CO-4E	1+03.24	23.47 R
SAN CO-4E	0+76.88	13.58 R			
SAN CO-4F	0+89.80	16.50 R	SANITARY CLEANOUT (UNIT #4) STATION/OFFSET TABLE FROM SAN MH-2		
			DESCRIPTION	STATION	OFFSET
SANITARY CLEANOUT (UNIT #5) STATION/OFFSET TABLE FROM SAN MH-2			SAN CO-5A	1+26.18	18.30 R
DESCRIPTION	STATION	OFFSET	SAN CO-5B	1+03.18	13.15 R
SAN CO-5A	1+26.18	18.30 R	SAN CO-5C	1+03.13	18.43 R
SAN CO-5B	1+03.18	13.15 R	SAN CO-5D	2+23.80	18.17 R
SAN CO-5C	1+03.13	18.43 R			
SAN CO-5D	2+23.80	18.17 R	SANITARY CLEANOUT (UNIT #5) STATION/OFFSET TABLE FROM SAN MH-3		
			DESCRIPTION	STATION	OFFSET
SANITARY CLEANOUT (UNIT #6) STATION/OFFSET TABLE FROM SAN MH-3			SAN CO-6E	0+03.55	18.27 R
DESCRIPTION	STATION	OFFSET			
SAN CO-6E	0+03.55	18.27 R			

MATCH LINE - SEE SHEET NO. 4

2 9-17-2021 Update Existing Conditions Plan

1 8-7-2021 Resubmit based on review comments in email dated 8-2-2021

No. Date Revision

0.B.R.

R.J.C.

Revised By

25 0 25 50

SCALE: 1" = 20'

SCALE IN U.S. SURVEY FEET

FPA
FRENCH & PARRILLO
New York, New Jersey
Professional Land Surveyors

THOMAS J. FRENCH, PLS
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 340535188406

EXISTING CONDITIONS PLAN
PREPARED FOR
LOT 3.03, BLOCK 1703
SITUATED IN THE
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NEW JERSEY

1/18/2021

0.B.R.

1/18/2021

T.J.C.

1/18/2021

0.B.R.

1/18/2021

T.J.C.

1/18/2021

0.B.R.

1/18/2021


T.J.C.

MATCH LINE - SEE SHEET NO. 3



BLOCK 1703
Lot 3.03
1,517,631.47 S.F. / 25.697 Ac.

EXHIBIT A-6

2		9.28.2021	Update Existing Conditions Plan	D.S.B.
1		4.23.2021	Revisions based on new easements in amended 6-2-2021	R.J.C.
No.	Date	Revised	Revised By	Checked By
25 0 25 50 SCALE: 1" = 25' SCALE IN U.S. SURVEY FEET				
		EXISTING CONDITIONS PLAN PREPARED FOR LOT 3.03, BLOCK 1703 SITUATED IN THE TOWNSHIP OF PLAINSBORO MIDDLESEX COUNTY, NEW JERSEY		
DATE	11/16/2021	DESIGNED BY	SCALE	PROJECT NUMBER
DRAWN BY	D.S.B.	CHECKED BY	1" = 25'	050202AR 005
THOMAS J. ERTEL, PLS		PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 240301563400		

P24-07 PB Submission 12/06/24

LEVEL 1 - OVERALL FURNITURE PLAN



MATCHLINE - REF. 1.010

MATCHLINE - REF. 1.010

MATCHLINE - REF. 1.010

MATCHLINE - REF. 1.010

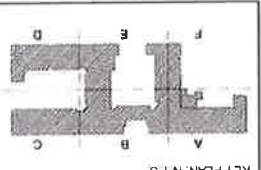
NOTE:
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DESIGN INFORMATION ONLY.
INCLUDING: FURNITURE, CASEWORK,
MILLWORK, WALL FINISHES, CEILING
FINISHES, AND FLOOR FINISHES. SEE
ARCHITECTURAL, STRUCTURAL,
MECHANICAL, PLUMBING, ELECTRICAL,
FIRE PROTECTION, AND CIVIL
DRAWINGS, ETC. BY OTHERS FOR ALL
BASE BUILDING CONSTRUCTION
INFORMATION.

SYMBOL LEGEND

NAME	ROOM NUMBER	FLOOR FINISH	BASE FINISH	WALL FINISH	CLG
ACCENT TREATMENT					
DIRECTION OF					
CHANGE OF MATERIALS					
GRAIN/PATTERN					
ELEVATION MARKER					

ABBREVIATIONS:

ACT	ACQUISITION CENTER TRAIL
B	WALL BASE TRIM
BD	BACK OF HOUSE
CPT	CARPET
CSCI	CONTRACTOR SUPPLIED, CONTRACTOR INSTALLED
CT	COUNTERTOP
DSCL	DESIGNER SUPPLIED, CONTRACTOR INSTALLED
FPP	FIBERGLASS REINFORCED PLASTIC PANELS
GL	GLASSMIRROR
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
LVT	LUXURY VINYL TILE
MFC	MANUFACTURER
NTS	NOT TO SCALE
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSOC	OWNER SUPPLIED, OWNER INSTALLED
P	PAINT
PL	PAINT LAMINATE
RF	RESILIENT FLOORING
SC	STAINLESS STEEL
SP	SPECIALTY WALL OR CEILING
ST	STONE
T	TILE
TBD	TO BE DETERMINED
VF	VERIFY IN FIELD
WC	WALL COVERING
WD	WOOD



1-1.01

SHEET NO.:

DATE:	ISSUE/REV
2016 08 29	

FLOOR PLAN: LEVEL 1

OWNER:
SOUTH BAY PARTNERS

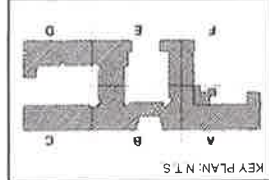
CONSTRUCTION MGR:
SBLP PRINCETON, LLC
4514 COLE AVE SUITE 500
DALLAS, TX 75205
214.370.2632

CHARLES HALL CONSTRUCTION
601 OAKMONT LANE, SUITE 110
WESTMONT, IL 60558
630.794.9875

OPERATOR:
SAGE
1488 BALTIMORE PKWY, SUITE 210
SPRINGFIELD, PA 19064
484.472.8151

Ovation at Riverwalk
1 Riverwalk
Plainsboro, NJ 08536

BALONGUE DESIGN ARCHITECTS
1000 CHERRY STREET, SUITE 200
PHILADELPHIA, PA 19106
215.561.1100



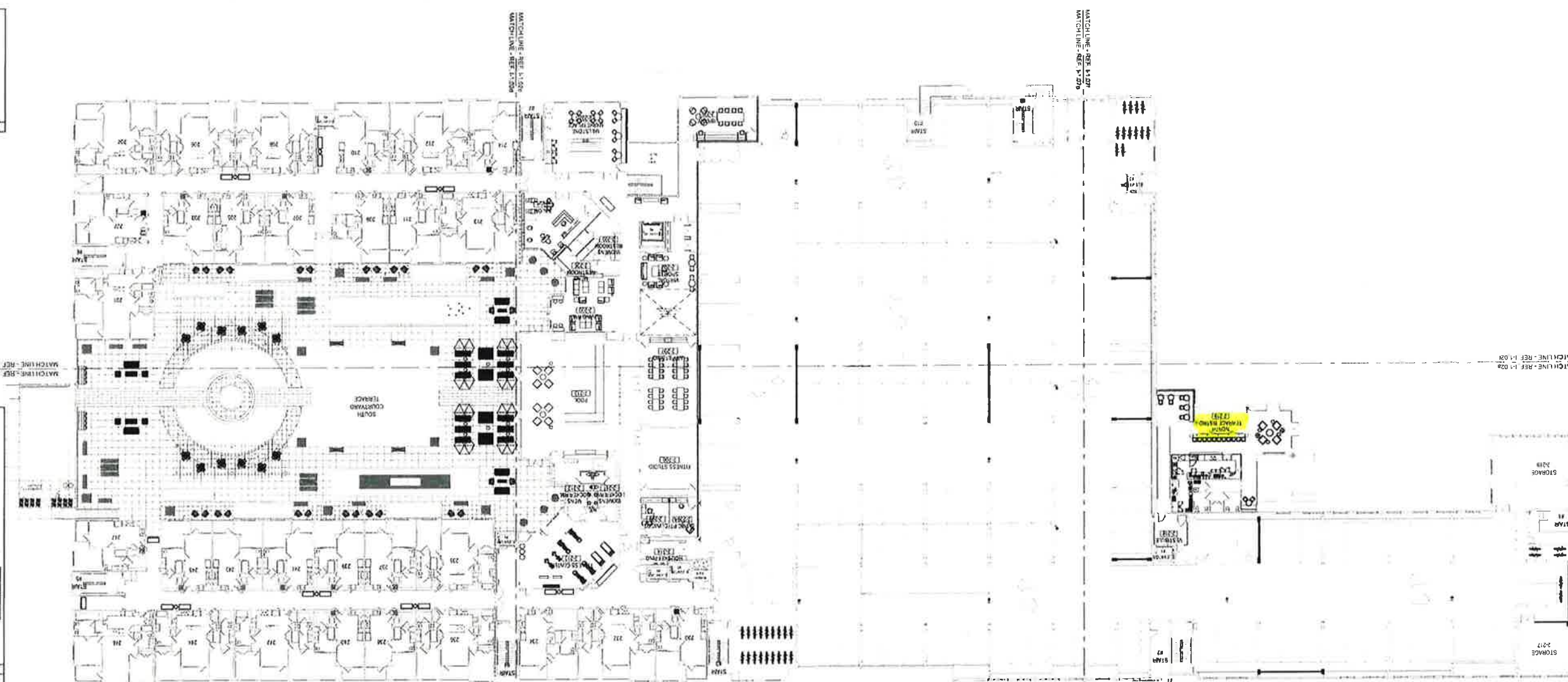
ABBREVIATIONS:

ACT	WALL BASE TRIM
BD	BACK OF HOUSE
CPT	CARPET
CSC	CONTRACTOR SUPPLIED CONTRACTOR
CT	COUNTERTOP
DSC	DESIGNER SUPPLIED CONTRACTOR
FAP	FURNITURE ASSEMBLY
GL	GLASS PARTITION
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
LVT	LUXURY VINYL TILE
MFG	MANUFACTURER
NFS	NOT TO SCALE
OSCI	OWNER SUPPLIED CONTRACTOR
OSOC	OWNER SUPPLIED, OWNER INSTALLED
P	PAINT
PL	PLASTER/LAMINATE
RF	RESILIENT FLOORING
SC	SCHEDULED CONSTRUCTION
SP	SPECIALTY WALL OR CEILING
ST	STONE
T	TILE
TBD	TO BE DETERMINED
VF	VERIFY IN FIELD
WC	WALL COVERING
WD	WOOD

SYMBOL LEGEND:

NAME	ROOM NUMBER	FLOOR FINISH	WALL FINISH	CEILING FINISH	ACCENT TREATMENT	CHANGE OF MATERIALS	DIRECTION OF GRAIN/PATTERN	ELEVATION MARKER
100	ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	ACCENT TREATMENT	CHANGE OF MATERIALS	DIRECTION OF GRAIN/PATTERN	ELEVATION MARKER
CLG	WALL	CLG	WALL	CLG	WALL	CLG	WALL	CLG

NOTE:
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DESIGN INFORMATION ONLY.
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MECHANICAL, PLUMBING, ELECTRICAL,
FIRE PROTECTION, AND CIVIL
DRAWINGS, ETC BY OTHERS FOR ALL
BASE BUILDING CONSTRUCTION
INFORMATION.



Matchlines:

MATCHLINE - REF. L1-02A	MATCHLINE - REF. L1-02B	MATCHLINE - REF. L1-02C	MATCHLINE - REF. L1-02D	MATCHLINE - REF. L1-02E	MATCHLINE - REF. L1-02F	MATCHLINE - REF. L1-02G	MATCHLINE - REF. L1-02H	MATCHLINE - REF. L1-02I	MATCHLINE - REF. L1-02J	MATCHLINE - REF. L1-02K	MATCHLINE - REF. L1-02L	MATCHLINE - REF. L1-02M	MATCHLINE - REF. L1-02N	MATCHLINE - REF. L1-02O	MATCHLINE - REF. L1-02P	MATCHLINE - REF. L1-02Q	MATCHLINE - REF. L1-02R	MATCHLINE - REF. L1-02S	MATCHLINE - REF. L1-02T	MATCHLINE - REF. L1-02U	MATCHLINE - REF. L1-02V	MATCHLINE - REF. L1-02W	MATCHLINE - REF. L1-02X	MATCHLINE - REF. L1-02Y	MATCHLINE - REF. L1-02Z
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P24-07 PB Submission 12/06/24

LEVEL 3 - OVERALL FURNITURE PLAN

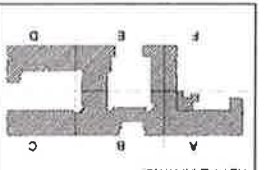
Scale: 1" = 20'-0"



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SYMBOL LEGEND	
ROOM NAME	ROOM NUMBER
FLOOR FINISH	BASE FINISH
WALL FINISH	CLG
CEILING FINISH	CLG
ACCENT TREATMENT	
CHANGE OF MATERIALS	
DIRECTION OF GRAIN/PATTERN	
ELEVATION MARKER	

ABBREVIATIONS:	
ACT	ACQUISITION CELL NO. TIRE
B	WALL BASE TRIM
BO	BASE GROUP DESIGN NO.
BOH	BACK OF HOUSE
CP1	CABINET
CSCI	CONTRACTOR SUPPLIED CONTRACTOR
CT	COUNTERTOP
DSCI	DESIGNER SUPPLIED CONTRACTOR
INSTAL	INSTALLED
FRP	FIBERGLASS REINFORCED PLASTIC
CL	GLASSMIRROR
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
LVT	LUXURY VINYL TILE
MFG	MANUFACTURER
NTS	NOT TO SCALE
OSCI	OWNER SUPPLIED CONTRACTOR
OSOC	OWNER SUPPLIED OWNER INSTALLED
P	PAINT
PL	PLASTIC LAMINATE
RF	RESILIENT FLOORING
SC	SEALED CONCRETE
SP	SPRINT WALL OR CEILING
ST	STONE
+	TILE
TBD	TO BE DETERMINED
VIF	VITRIFIED
WC	WALL COVERINGS
WD	WOOD



1-1.03

SHEET NO:

DATE: 2018.06.20

BD PROJ NO: 596

CHECKED BY: BBUL

DRAWN BY: VM

DATE: ISSUE/REV.

LEVEL 3
FLOOR PLAN:

SHEET TITLE:

401.472.8131

1489 BAILLIMORE PIKE, SUITE 240

SPRINGFIELD, PA 19064

OPERATOR:

630.794.9975

CHARLES HALL CONSTRUCTION

WESTMONT, IL 60059

801 OAKMONT LANE, SUITE 110

CONSTRUCTION MGR:

214.370.2632

581 P PRINCETON, LLC

4514 COLE AVE SUITE 1500

DALLAS, TX 75205

OWNER:

PLANSBORO, NJ 08536

1 RIVERWALK

OVATION AT RIVERWALK

DESIGN

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

ARCHITECTURA

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