



GSAPC | Smart.
Innovative.
Inspiring.



HILLCREST FARMS
Verona, NJ

Exterior Building Materials and Design

Key design principles include:

- **façade articulation**
- **varied massing**
- **high-quality materials**
- **and strong street-level activation.**

The building façade incorporates:

- **vertical and horizontal offsets**
- **step-backs**
- **terraces**
- **awnings**
- **and variations in façade plane**



NORTH ELEVATION



WEST ELEVATION

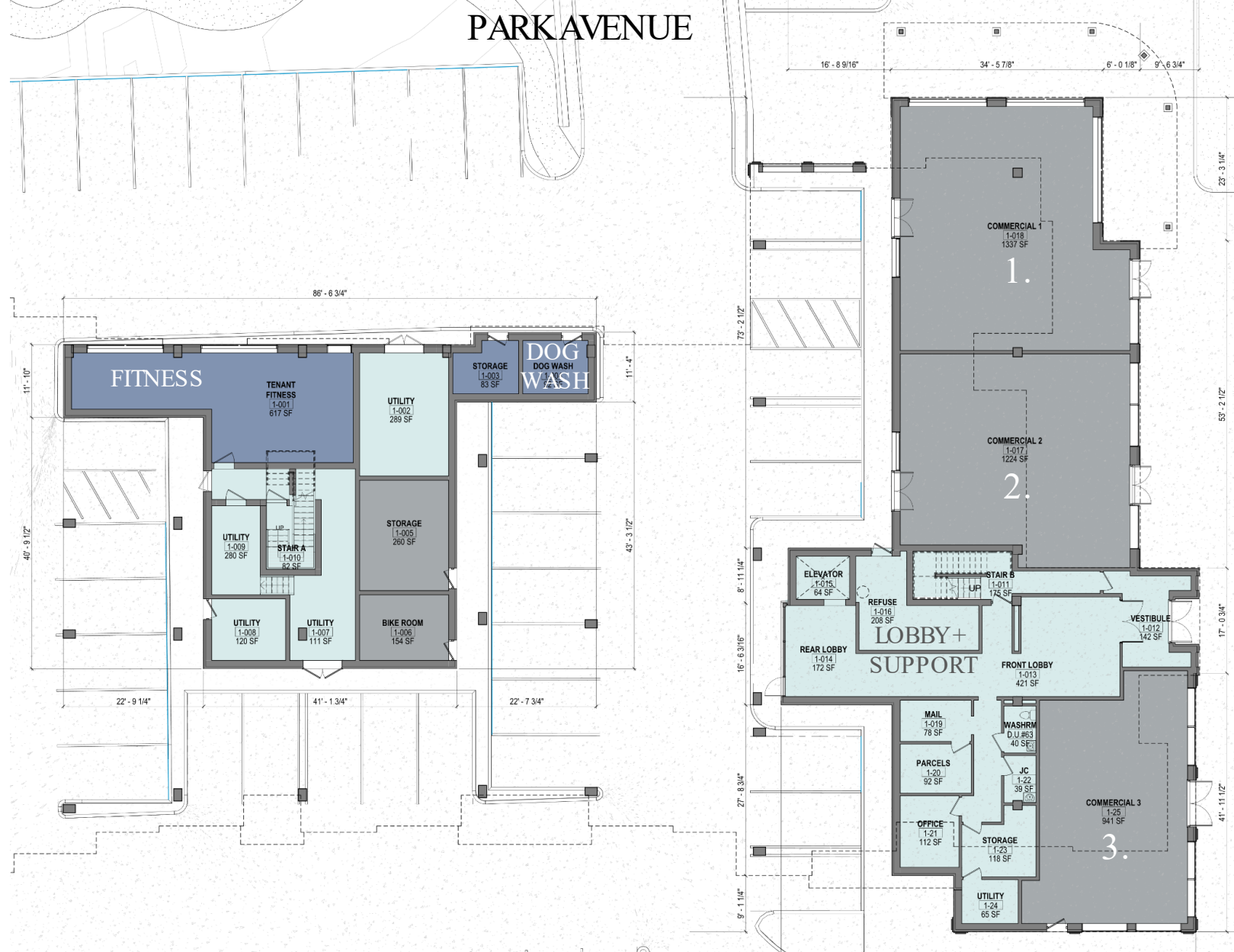


SOUTH ELEVATION



EAST ELEVATION

PARK AVENUE



COMMERCIAL SPACES

There are three commercial tenant spaces

Commercial Space 1

- Approximately 1,510 SF
- Intended for Hillcrest Farms – a retail nursery concept

Commercial Space 2

- Approximately 1,485 SF
- Future tenant TBD

Commercial Space 3

- Approximately 1,055 SF
- Future tenant TBD

BLOOMFIELD AVENUE

1ST FLOOR

RESIDENTIAL UNITS

- Eight (8) two-bedroom units with dens
- One (1) Three-Bedroom Unit
- One (1) Affordable Three-Bedroom Family Unit
- Two (2) Supportive Housing Units (connected internally by a connector door)



2ND FLOOR

RESIDENTIAL UNITS

- Nine (9) Two-Bedroom Units with / Dens
- Three (3) Three-Bedroom Units



3RD FLOOR

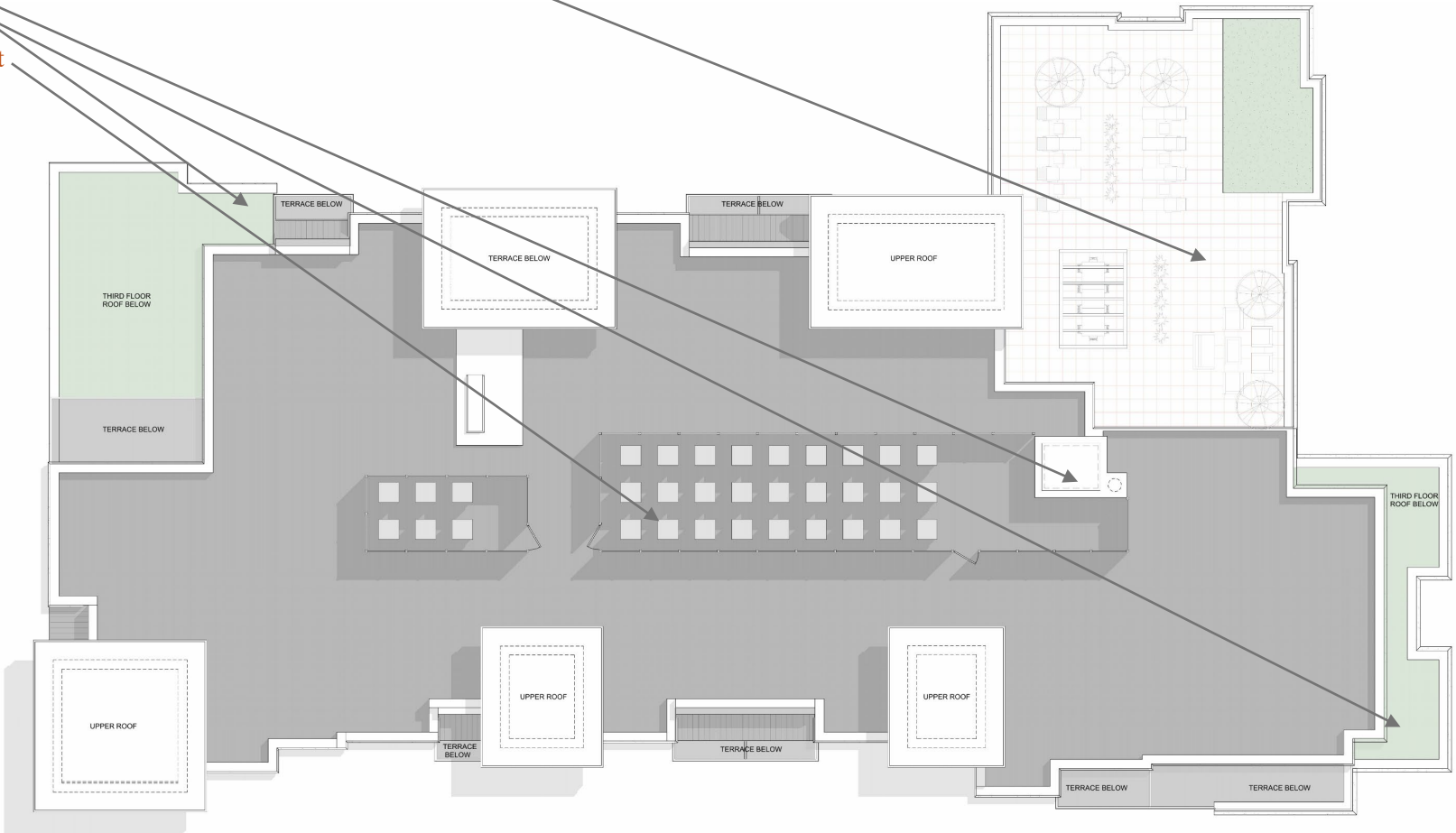
RESIDENTIAL UNITS

- One (1) One-Bedroom Unit with / Den
- Five (5) Two-Bedroom Units with / Dens
- Three (3) Three-Bedroom Units

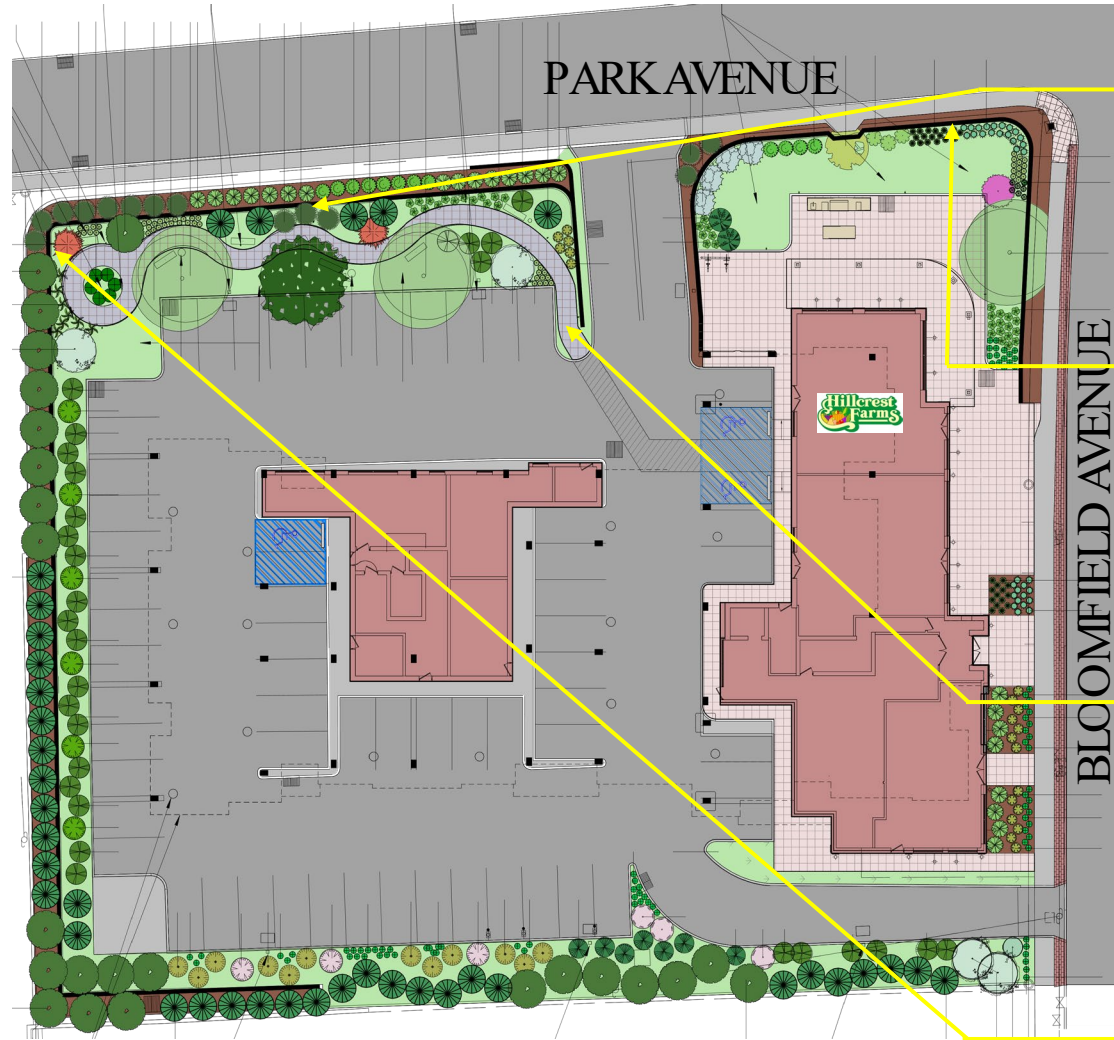


4TH FLOOR

- Building Common Area (Patio / Amenity Space – 4th Floor)
- Elevator Bulkhead
- Third Floor Green Roofs
- Screened HVAC Equipment



ROOF



The plan provides:

390 shrubs and trees - 242 perennial plantings - Drip Irrigation System



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