

PRELIMINARY SITE WIDE REDEVELOPMENT MASTER PLAN MODIFICATION

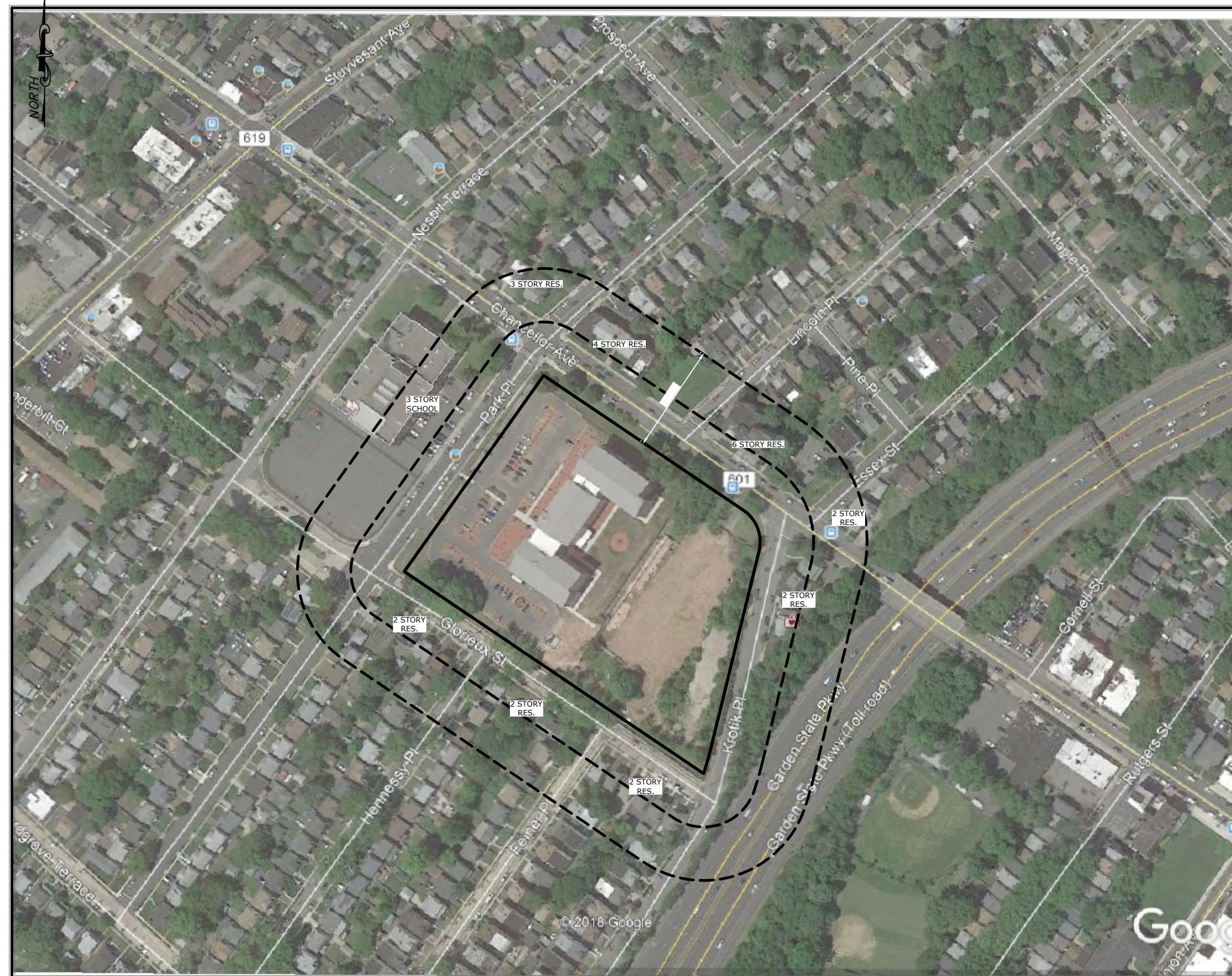
For

HILLTOP IRVINGTON

BLOCK 324 – LOTS 1.01; 1.02; 1.03; 1.04; 1.05; 1.06; 1.07
TOWNSHIP OF IRVINGTON
ESSEX COUNTY, NEW JERSEY

INDEX OF DRAWINGS

DWG.	TITLE	PREPARED BY:
SP-200.00	PLAN TITLE SHEET	E2PM
SP-201.00	TAX MAP/ZONING/200' PROPERTY OWNERS LIST	E2PM
SP-202.00	ZONING CALCULATIONS	E2PM
SP-203.00	MASTER SITE PLAN (PHASE II)	E2PM
A 1.0	SITE PLAN+ZONING ANALYSIS+UNIT MATRICES	JKRP ARCHITECTS
A 1.1	FLOOR PLANS	JKRP ARCHITECTS
A 1.2	FLOOR PLANS	JKRP ARCHITECTS
A 1.3	FLOOR PLANS	JKRP ARCHITECTS
A 1.4	FLOOR PLANS	JKRP ARCHITECTS
A 1.5	FLOOR PLANS	JKRP ARCHITECTS
A 1.6	FLOOR PLANS	JKRP ARCHITECTS
A 1.7	FLOOR PLANS	JKRP ARCHITECTS
A 1.8	FLOOR PLANS	JKRP ARCHITECTS
A 1.9	FLOOR PLANS	JKRP ARCHITECTS
A 1.10	FLOOR PLANS	JKRP ARCHITECTS
A 1.11	FLOOR PLANS	JKRP ARCHITECTS
A 1.12	FLOOR PLANS	JKRP ARCHITECTS
A 1.13	FLOOR PLANS	JKRP ARCHITECTS
A 1.14	FLOOR PLANS	JKRP ARCHITECTS
A 1.15	FLOOR PLANS	JKRP ARCHITECTS
A 1.16	FLOOR PLANS	JKRP ARCHITECTS
A 1.17	FLOOR PLANS	JKRP ARCHITECTS
A 1.18	FLOOR PLANS	JKRP ARCHITECTS
A 1.19	FLOOR PLANS	JKRP ARCHITECTS
A 1.20	FLOOR PLANS	JKRP ARCHITECTS
A 1.21	FLOOR PLANS	JKRP ARCHITECTS
A 1.22	SITE SECTION	JKRP ARCHITECTS



KEY MAP
200' 100' 0 200' 400'
SCALE: 1"=200'

TOWNSHIP OF IRVINGTON

CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

OWNER'S CERTIFICATE OF CONCURRENCE WITH PLAN

I CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE
HEREON DEPICTED AND THAT I CONCUR WITH THE PLAN.

NAME _____ SIGNATURE _____

ADDRESS _____ PHONE NUMBER _____

APPLICANT

(DESIGNATED DEVELOPER)
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE
NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111
(201) 757-7523

OWNER ENTITY

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111
(201) 757-7523

ATTORNEY

JENNIFER M. CARRILLO-PEREZ, ESQ.
CONNELL FOLEY LLP
HARBORSIDE 5
185 HUDSON STREET, SUITE 2510
JERSEY CITY, NJ 07311
(201) 631-7803

TITLE SHEET

DATE: 6/28/2019

DRAWN BY: HB

REVISIONS: REVISED MASTER PLAN 10/30/2020

0 AS NOTED

COPYRIGHT 2019 JKR PARTNERS, LLC. ALL RIGHTS RESERVED

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS THEREAFTER. THIS DRAWING AND THE
DESIGN PARTNERS OF CONSTRUCTION OCCASION ARE PROPRIETARY TO E2 PROJECT MANAGEMENT
LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL
NOT BE USED IN ANY MANNER NOT INTENDED TO ITS INTENT AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

John Ferrante
10/29/2020
JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111

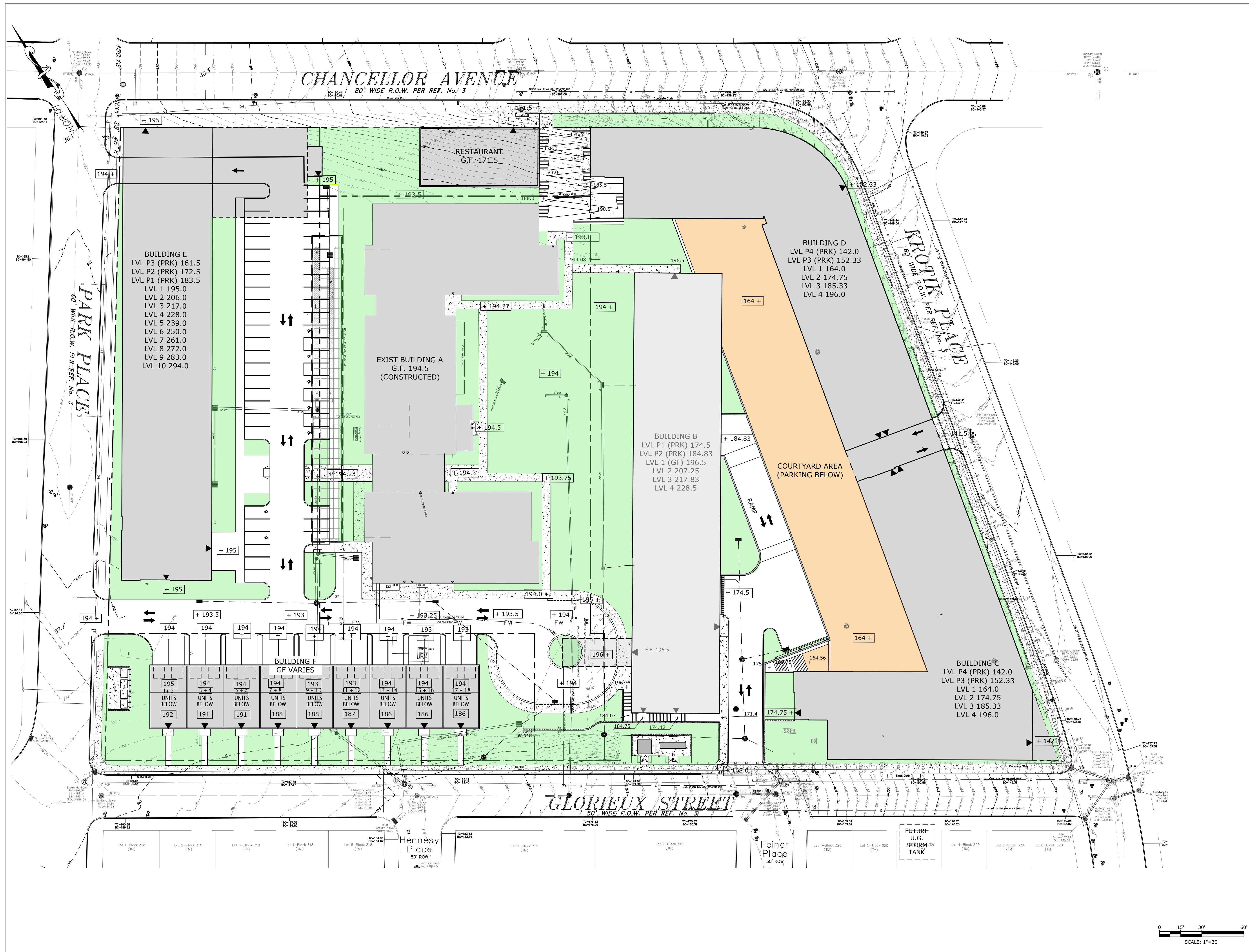
ARCHITECT

JKRP ARCHITECTS
100 EAST PENN SQUARE, SUITE 1080
PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT
MASTER PLAN MODIFICATION
280 PARK PLACE
IRVINGTON, NJ 07111

SP-200.00

(NOT FOR CONSTRUCTION)



E 2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. THIS DRAWING AND THE DESIGN THEREOF OR CONSTRUCTION THEREOF ARE PROPRIETARY TO E 2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS PREPARED.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200
I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

John Ferrante
10/29/2010
JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111
ARCHITECT
JKRP ARCHITECTS
100 EAST PENN SQUARE, SUITE 1080
PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT
MASTER PLAN MODIFICATION
280 PARK PLACE
IRVINGTON, NJ 07111

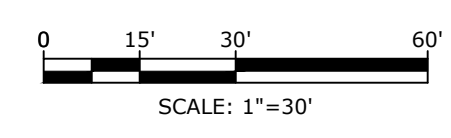
MASTER SITE PLAN (PHASE II)

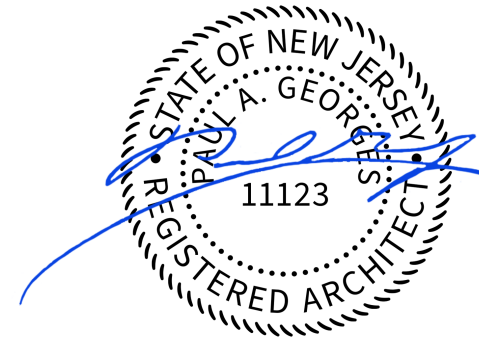
DATE: 6/28/2019
DRAWN BY: HB
REVISIONS: REVISED MASTER PLAN 10/30/2020

0 AS NOTED
COPYRIGHT 2019 JKP PARTNERS, LLC. ALL RIGHTS RESERVED

SP-203.00

(NOT FOR CONSTRUCTION)





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

ZONING ANALYSIS:

BUILDING AREAS			
BUILDING A*	RESIDENTIAL AREA	125,000 SF±	
	PARKING AREA	0 SF	
	TOTAL	125,000 SF±	
BUILDING B	RESIDENTIAL AREA	86,252 SF	
	PARKING AREA	31,902 SF	
	TOTAL	118,154 SF	
BUILDING C	RESIDENTIAL AREA	97,451 SF	
	PARKING AREA	37,061 SF	
	TOTAL	134,512 SF	
BUILDING D	RESIDENTIAL AREA	91,963 SF	
	PARKING AREA	41,731 SF	
	TOTAL	133,694 SF	
BUILDING E	RESIDENTIAL AREA	226,537 SF	
	PARKING AREA	69,047 SF	
	TOTAL	295,584 SF	
BUILDING F	RESIDENTIAL AREA	42,678 SF	
	PARKING AREA	0 SF	
	TOTAL	42,678	
RESTAURANT		3,600 SF	
TOTAL BUILDING AREA		853,222 SF	
TOTAL F.A.R.		3.22 (4.5 PERMITTED)	

BUILDING HEIGHT (ABOVE GRADE)			
BUILDING A*	5 STORIES	69'-0" ±	
BUILDING B	6 STORIES	66'-4" ±	
BUILDING C	6 STORIES	66'-4" ±	
BUILDING D	6 STORIES	66'-4" ±	
BUILDING E	10 STORIES	110'-0" ±	
BUILDING F	4 STORIES	44'-0" ±	
RESTAURANT	1 STORY	16'-0" ±	

SETBACKS	
CHANCELLOR AVENUE	
BUILDING A*	54'-0"
BUILDING D	0'-0"
BUILDING E	0'-0"
RESTAURANT	0'-0"
PARK PLACE	
BUILDING E	0'-0"
BUILDING F	30'-2"
GLORIEUX STREET	
BUILDING B	33'-0"
BUILDING C	0'-0"
BUILDING F	22'-3"
KROTIK PLACE	
BUILDING C	0'-0"
BUILDING D	0'-0"

PARKING ANALYSIS	
BUILDING A*	43 SPACES PROVIDED 43 (SURFACE)
BUILDING B	98 SPACES PROVIDED 91 (GARAGE) 7 (SURFACE)
BUILDING C	101 SPACES PROVIDED
BUILDING D	104 SPACES PROVIDED
BUILDING E	316 SPACES PROVIDED
BUILDING F	18 SPACES PROVIDED 0 (GARAGE) 18 (SURFACE)
TOTAL	680 SPACES PROVIDED 612 (GARAGE) 68 (SURFACE)

*NOTE: 'BUILDING A' HAS ALREADY BEEN CONSTRUCTED

BUILDING A (CONSTRUCTED)	
TOTAL UNITS	114

UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	4%
JR 1-BEDROOM	4	5	5	5	19	20%
1-BEDROOM	15	19	19	19	72	75%
2-BEDROOM	1	0	0	0	1	1%
TOTAL UNITS	21	25	25	25	96	100%

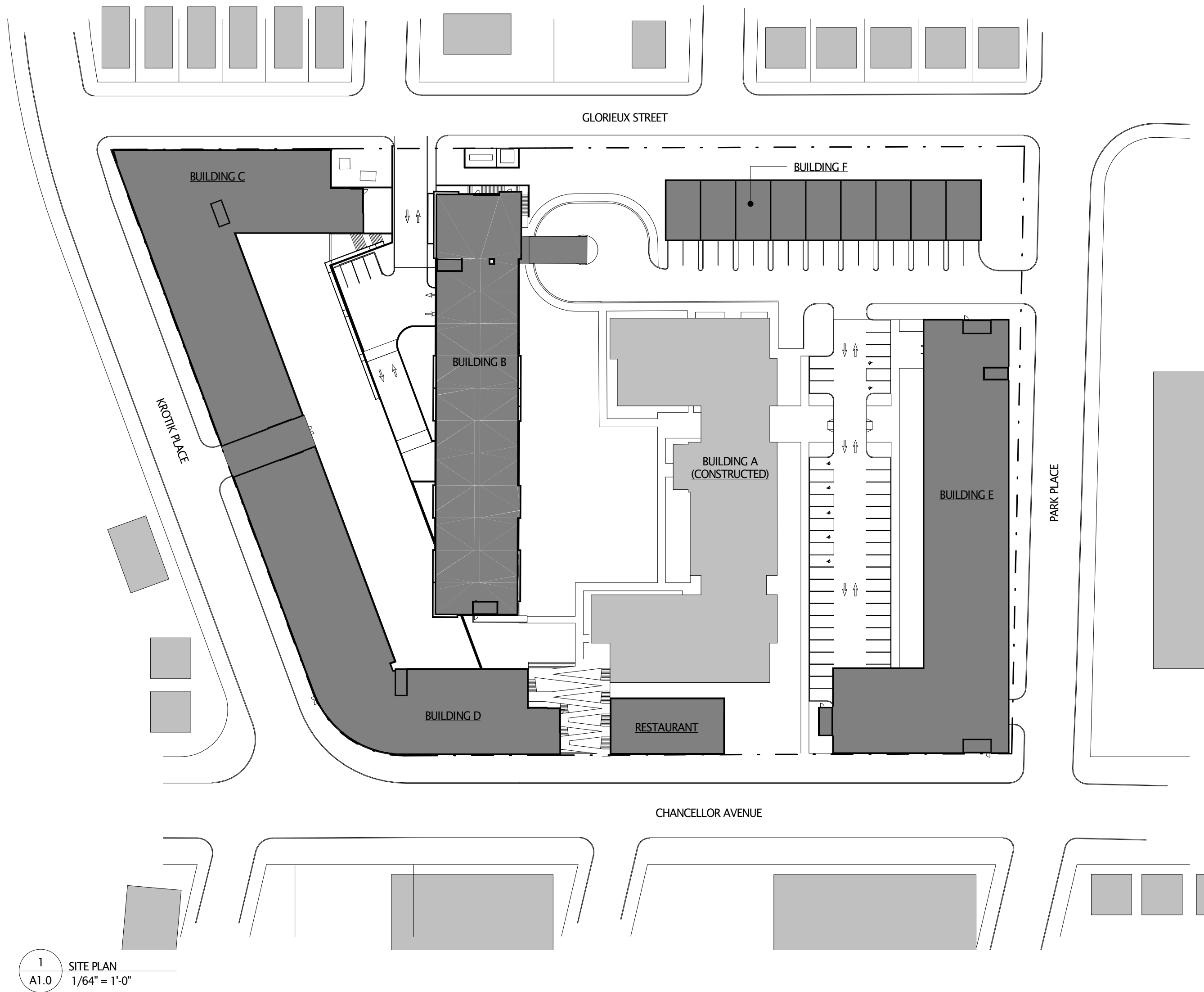
UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	5%
JR 1-BEDROOM	1	1	1	1	4	5%
1-BEDROOM	13	13	13	13	52	59%
2-BEDROOM	6	6	6	6	24	27%
3-BEDROOM	1	1	1	1	4	5%
TOTAL UNITS	22	22	22	22	88	100%

UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	5%
JR 1-BEDROOM	2	2	2	2	8	9%
1-BEDROOM	10	10	10	10	40	45%
2-BEDROOM	9	9	9	9	36	41%
3-BEDROOM	0	0	0	0	0	0%
TOTAL UNITS	22	22	22	22	88	100%

UNIT TYPE	RESIDENTIAL LEVEL										UNIT MIX
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	
STUDIO	0	0	0	0	0	0	0	0	0	0	0%
JR 1-BEDROOM	0	0	0	0	0	0	0	0	0	0	0%
1-BEDROOM	0	17	17	17	17	17	17	17	17	17	68%
2-BEDROOM	0	7	7	7	7	7	7	7	7	7	28%
3-BEDROOM	0	1	1	1	1	1	1	1	1	1	4%
TOTAL UNITS	0	25	25	25	25	25	25	25	25	225	100%

BUILDING F	
UNIT TYPE	TOTAL
DUPLEX	9
TOTAL UNITS	18

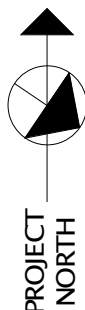
PROJECT UNIT TOTALS	
UNIT TYPE	TOTAL
UNITS CONSTRUCTED (MULTI-FAM)	114
UNITS PROPOSED (MULTI-FAM)	497
UNITS PROPOSED (DUPLEX)	18
TOTAL UNITS	629



HILLTOP RESIDENTIAL DEVELOPMENT

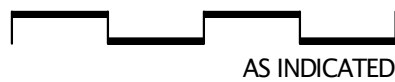
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



SITE PLAN + ZONING
ANALYSIS + UNIT MATRICES

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

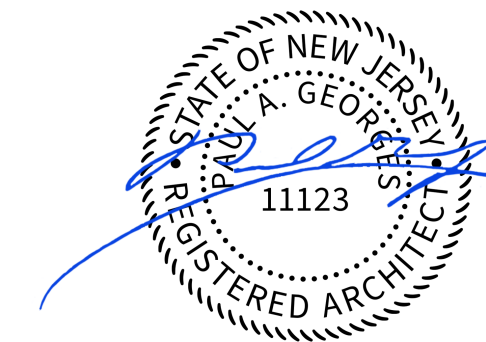


AS INDICATED

COPYRIGHT 2020, JRP PARTNERS, LLC ALL RIGHTS RESERVED

A1.0

(NOT FOR CONSTRUCTION)



ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

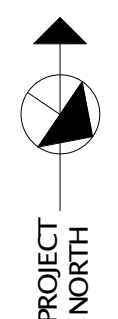
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

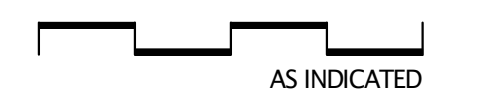
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:



AS INDICATED
COPYRIGHT 2020, JKRP PARTNERS, LLC ALL RIGHTS RESERVED

A1.1

(NOT FOR CONSTRUCTION)

1 BUILDINGS C+D - LEVEL P4
A1.1 1/32" = 1'-0"

BUILDING C
ENTRY AT GRADE

NEW CURB CUT
BUILDINGS C+D
PARKING GARAGE ENTRY

68 TOTAL LOWER LEVEL
PARKING SPACES

BUILDING C
142'-0"
LOBBY

UTILITIES / BACK OF HOUSE

PARK PLACE
60' ROW

1
A2.1

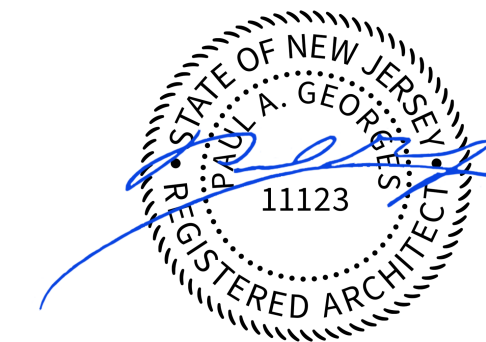
UNEXCAVATED

PARK PLACE
60' ROW

1
A2.1

GLORIEUX STREET
50' ROW

CHANCELLOR AVENUE
80' ROW



100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

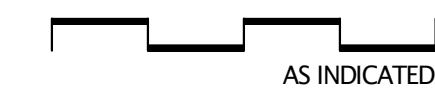
MASTER PLAN MODIFICATION

250 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

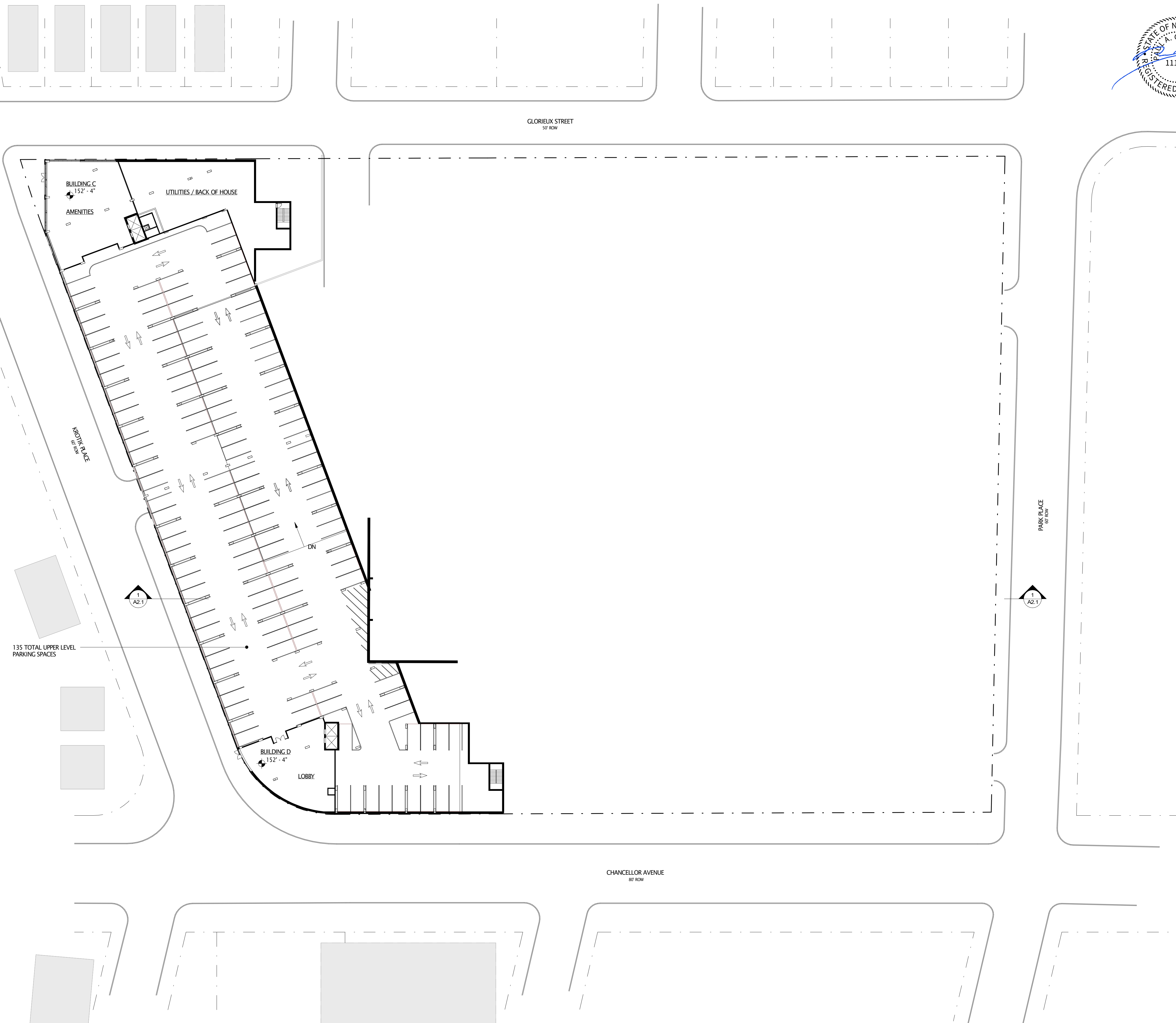


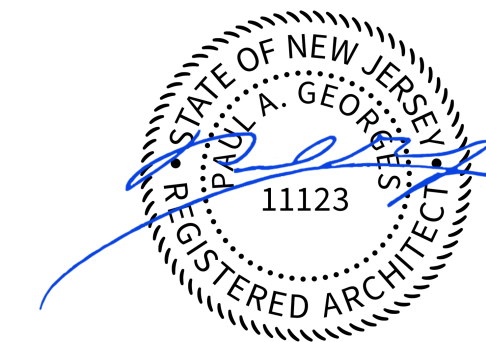
AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

A1.2

(NOT FOR CONSTRUCTION)

1 BUILDINGS C+D - LEVEL P3
A1.2 1/32" = 1'-0"





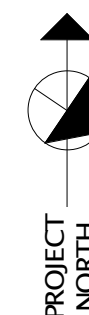
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

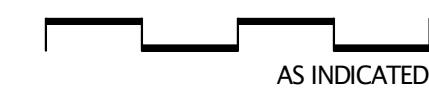
MASTER PLAN MODIFICATION

250 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

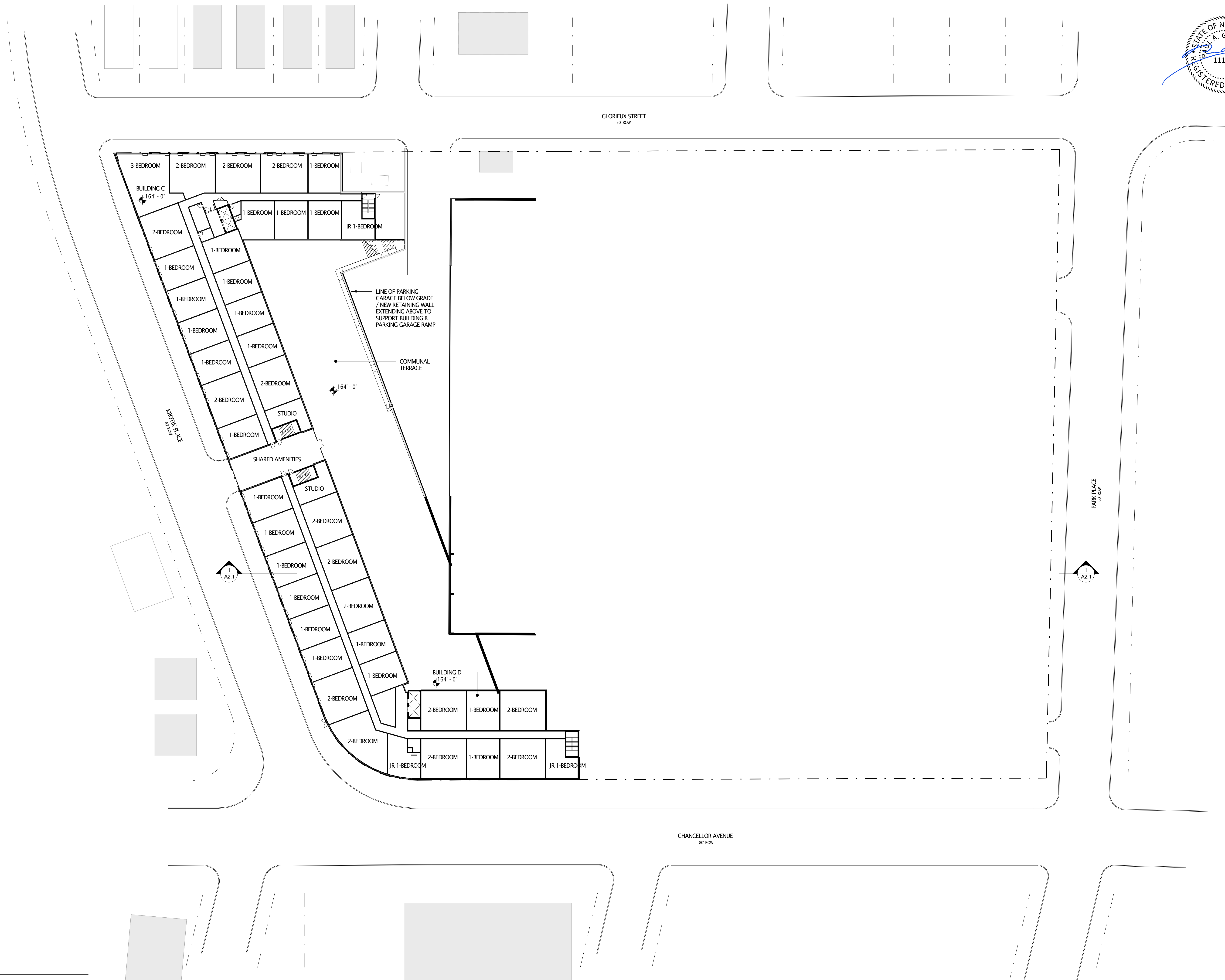


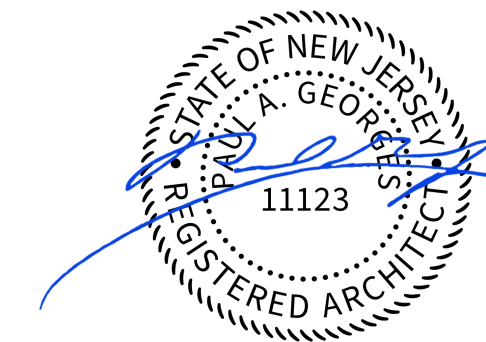
AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

A1.3

(NOT FOR CONSTRUCTION)

1
A1.3 BUILDINGS C+D - LEVEL 1
1/32" = 1'-0"





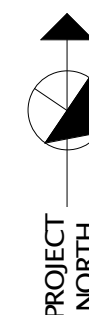
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

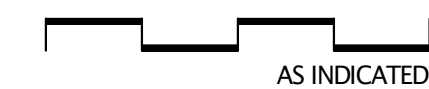
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

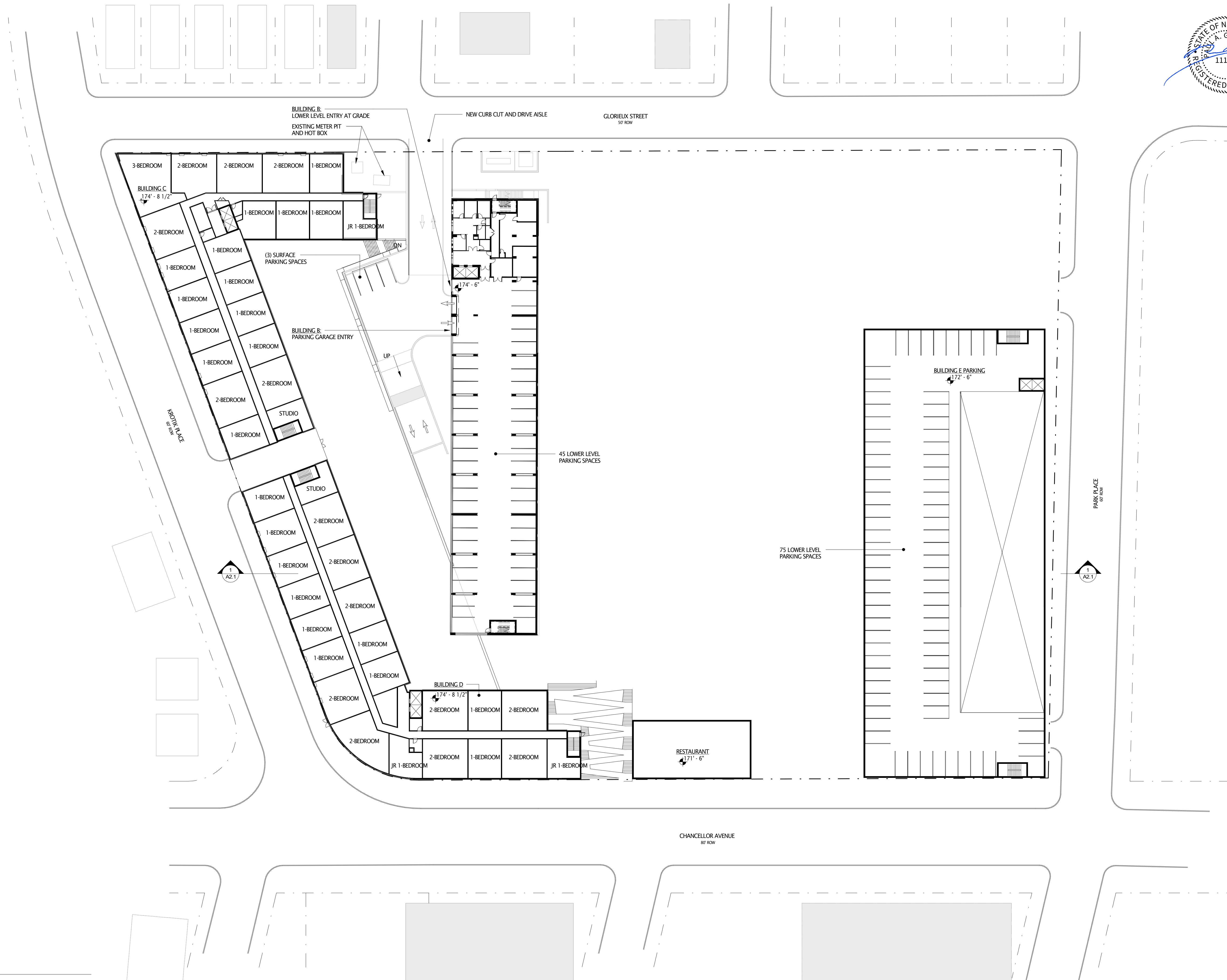


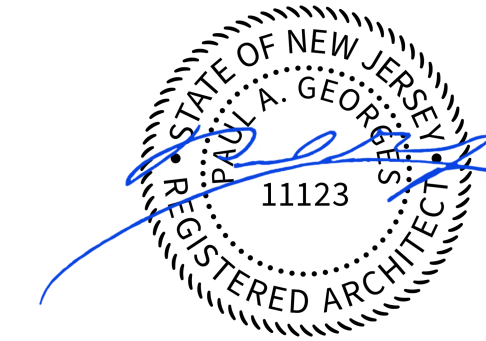
AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

A1.4

(NOT FOR CONSTRUCTION)

1
A1.4
BUILDING B - LEVEL P2
BUILDINGS C+D - LEVEL 2
BUILDING E - LEVEL P2
1/32" = 1'-0"





ARCHITECTS

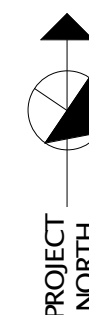
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

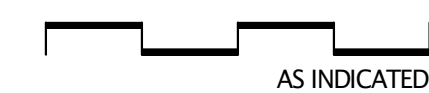
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

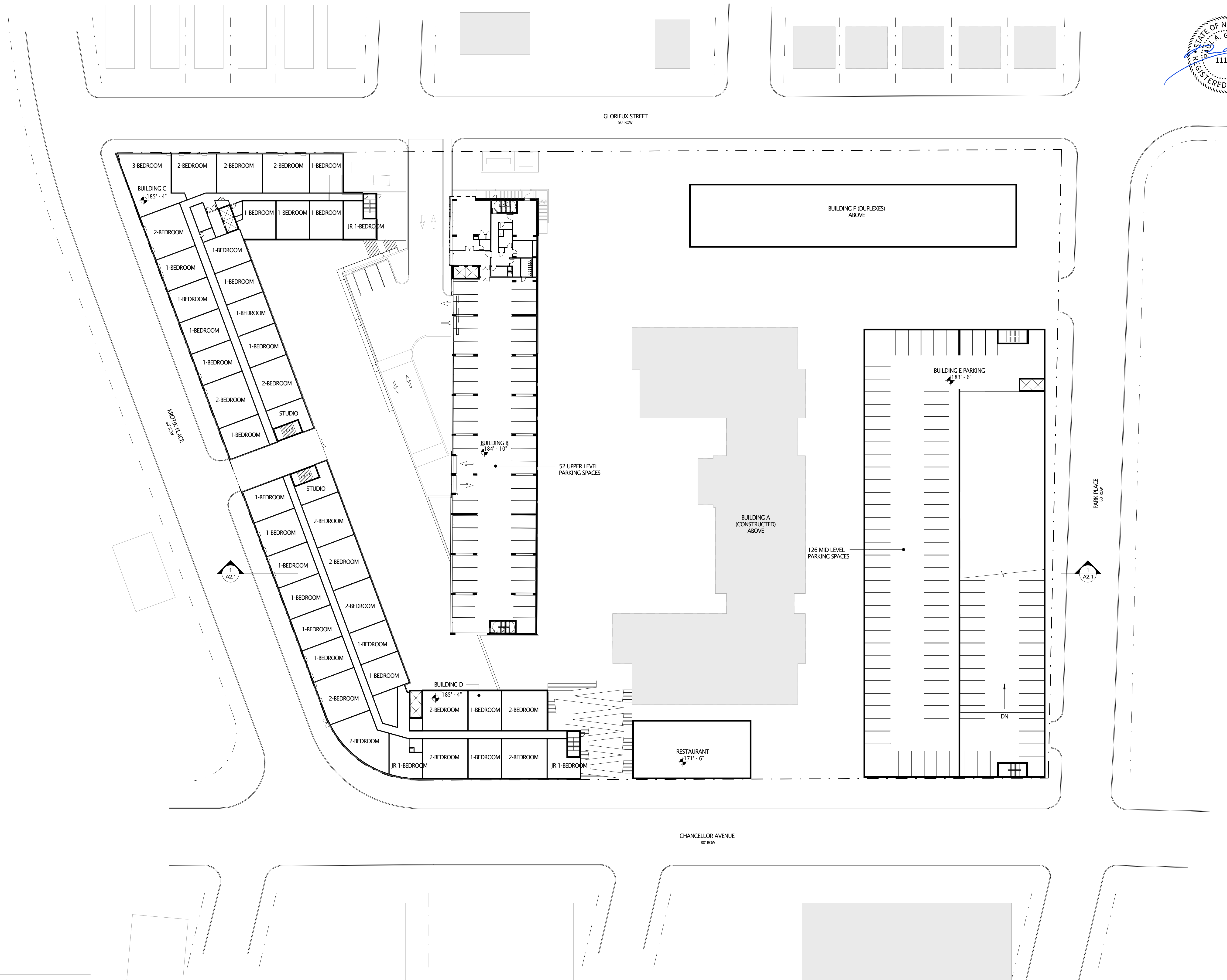
DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:



AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

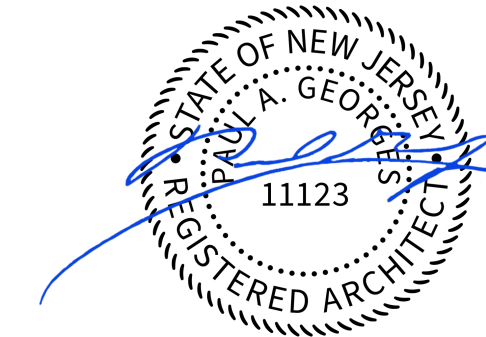
A1.5

(NOT FOR CONSTRUCTION)



BUILDING B - LEVEL P1
BUILDINGS C+D - LEVEL 3
BUILDING E - LEVEL P1
1/32" = 1'-0"

1
A1.5



ARCHITECTS

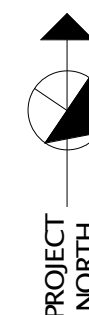
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



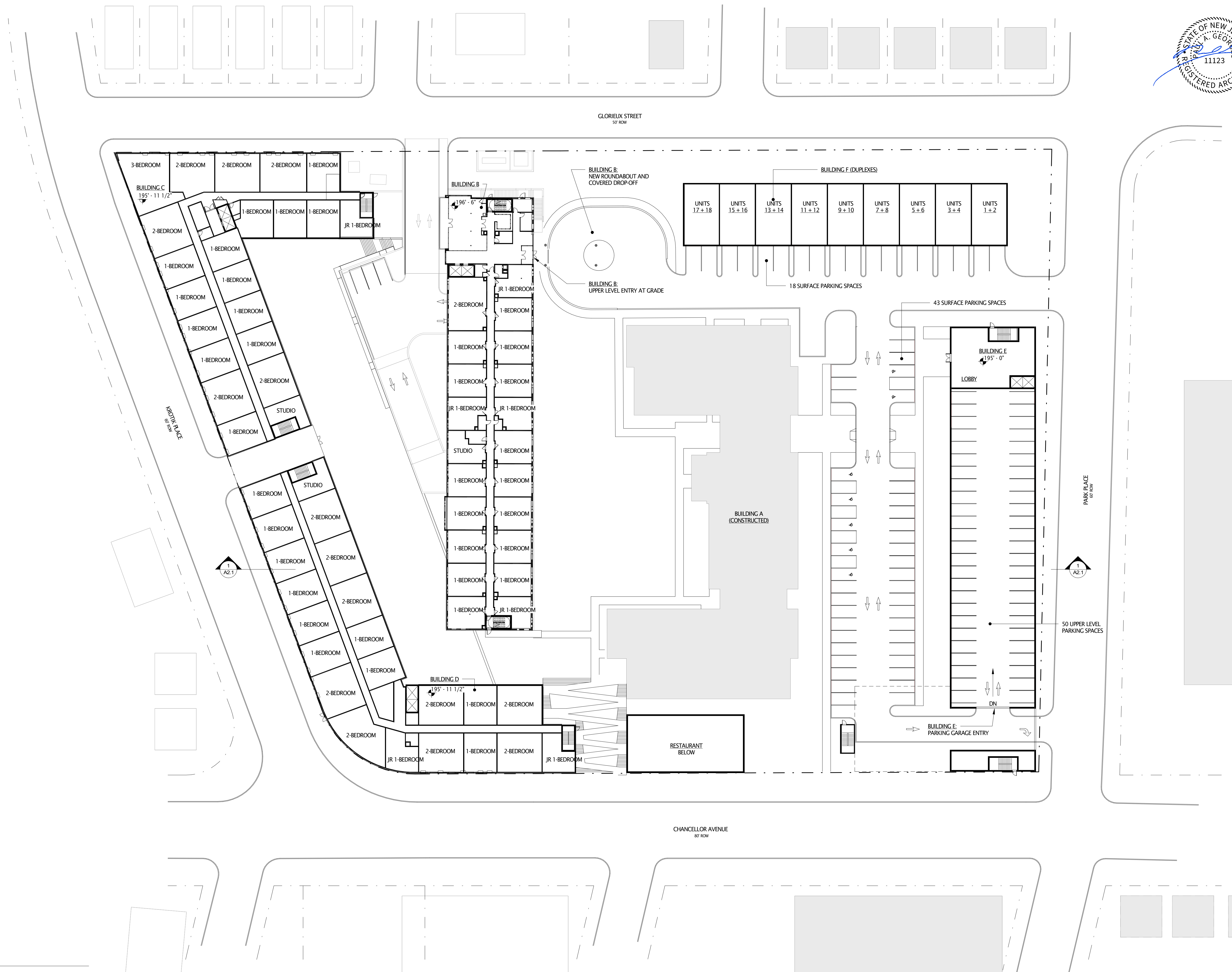
FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

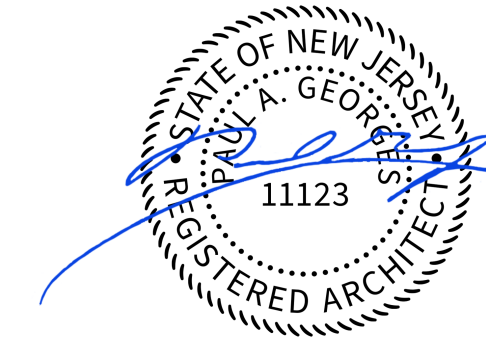
A1.6

(NOT FOR CONSTRUCTION)



BUILDING A - LEVEL 1
BUILDING B - LEVEL 1
BUILDINGS C+D - LEVEL 4
BUILDING E - LEVEL 1 / P1
BUILDING F - LEVEL 1
1/32" = 1'-0"

1
A1.6



ARCHITECTS

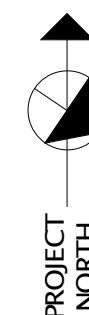
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07062
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

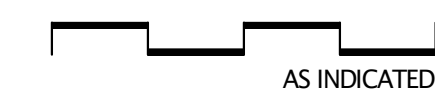
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:



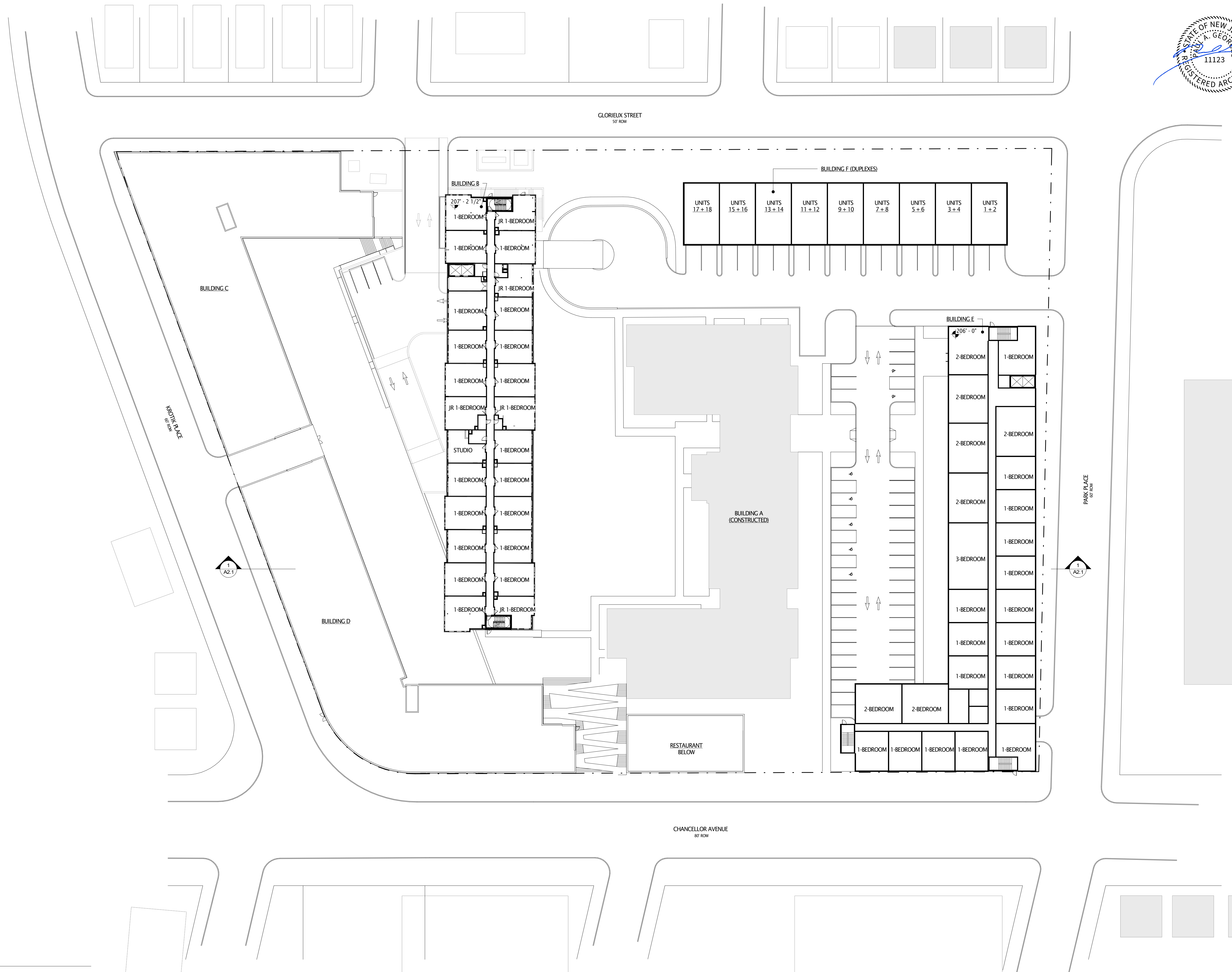
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

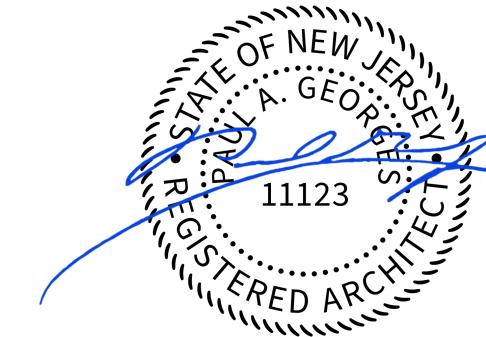
A1.7

(NOT FOR CONSTRUCTION)

BUILDING A - LEVEL 2
BUILDING B - LEVEL 2
BUILDINGS C+D - ROOF
BUILDING E - LEVEL 2
BUILDING F - LEVEL 2
1/32" = 1'-0"

1
A1.7





ARCHITECTS

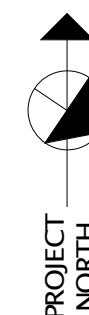
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07062
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



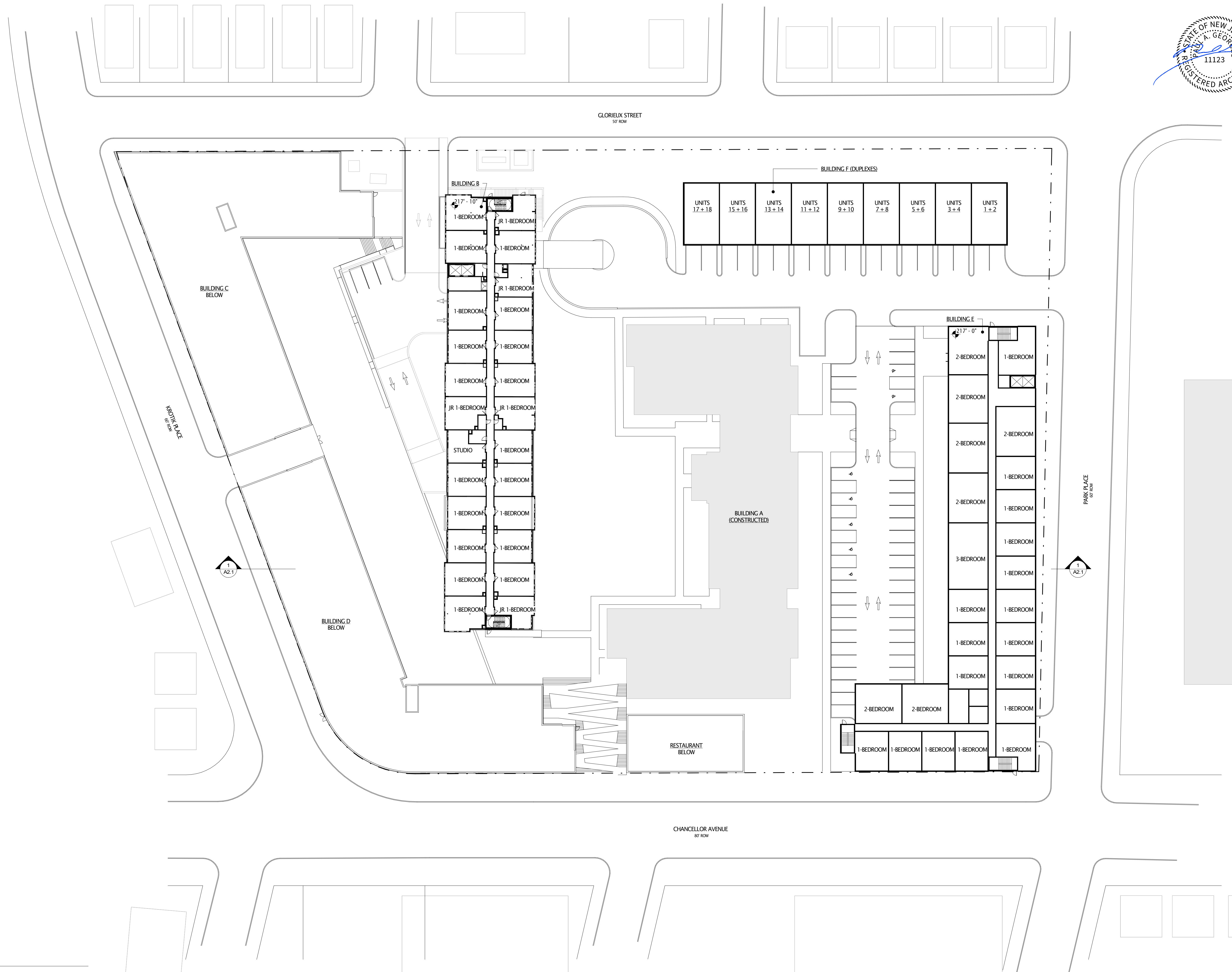
FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

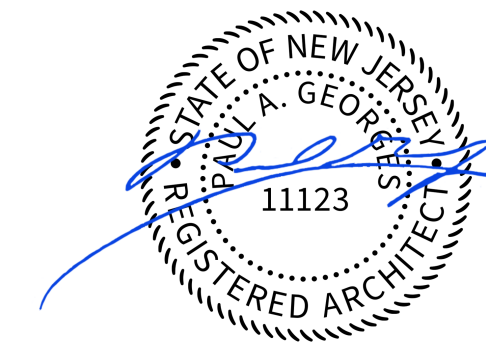
A1.8

(NOT FOR CONSTRUCTION)



BUILDING A - LEVEL 3
BUILDING B - LEVEL 3
BUILDING E - LEVEL 3
BUILDING F - LEVEL 3
1/32" = 1'-0"

1
A1.8



ARCHITECTS

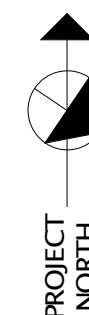
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07062
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

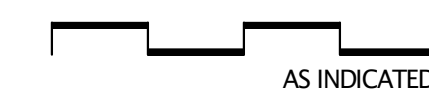
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

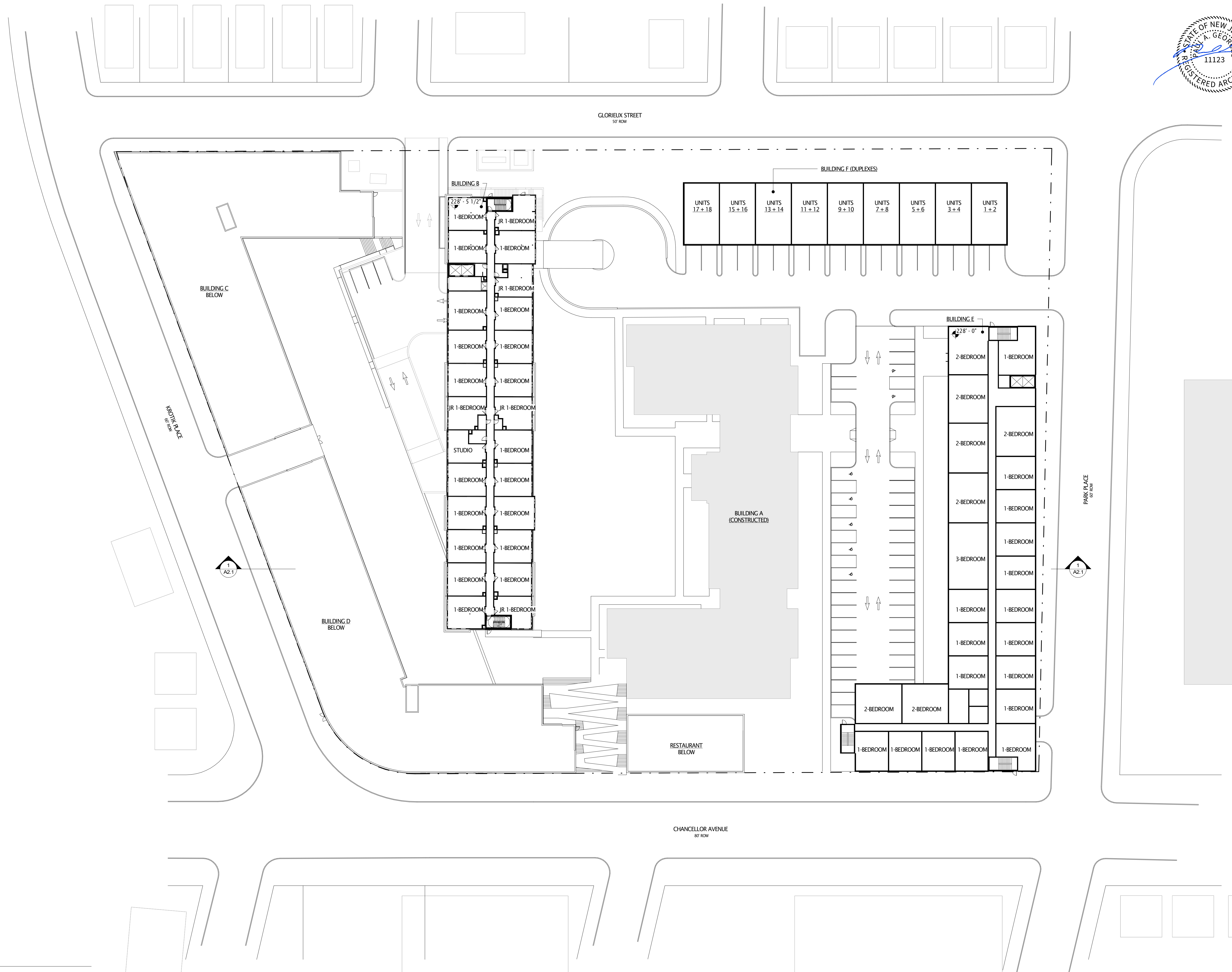


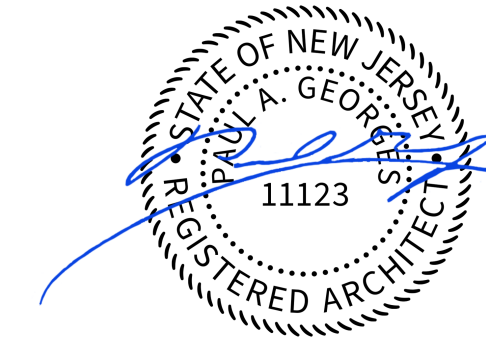
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.9

(NOT FOR CONSTRUCTION)

BUILDING A - LEVEL 4
BUILDING B - LEVEL 4
BUILDING E - LEVEL 4
BUILDING F - LEVEL 4
1
A1.9
1/32" = 1'-0"





ARCHITECTS

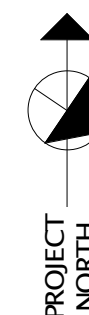
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07062
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

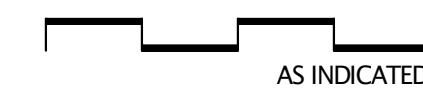
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

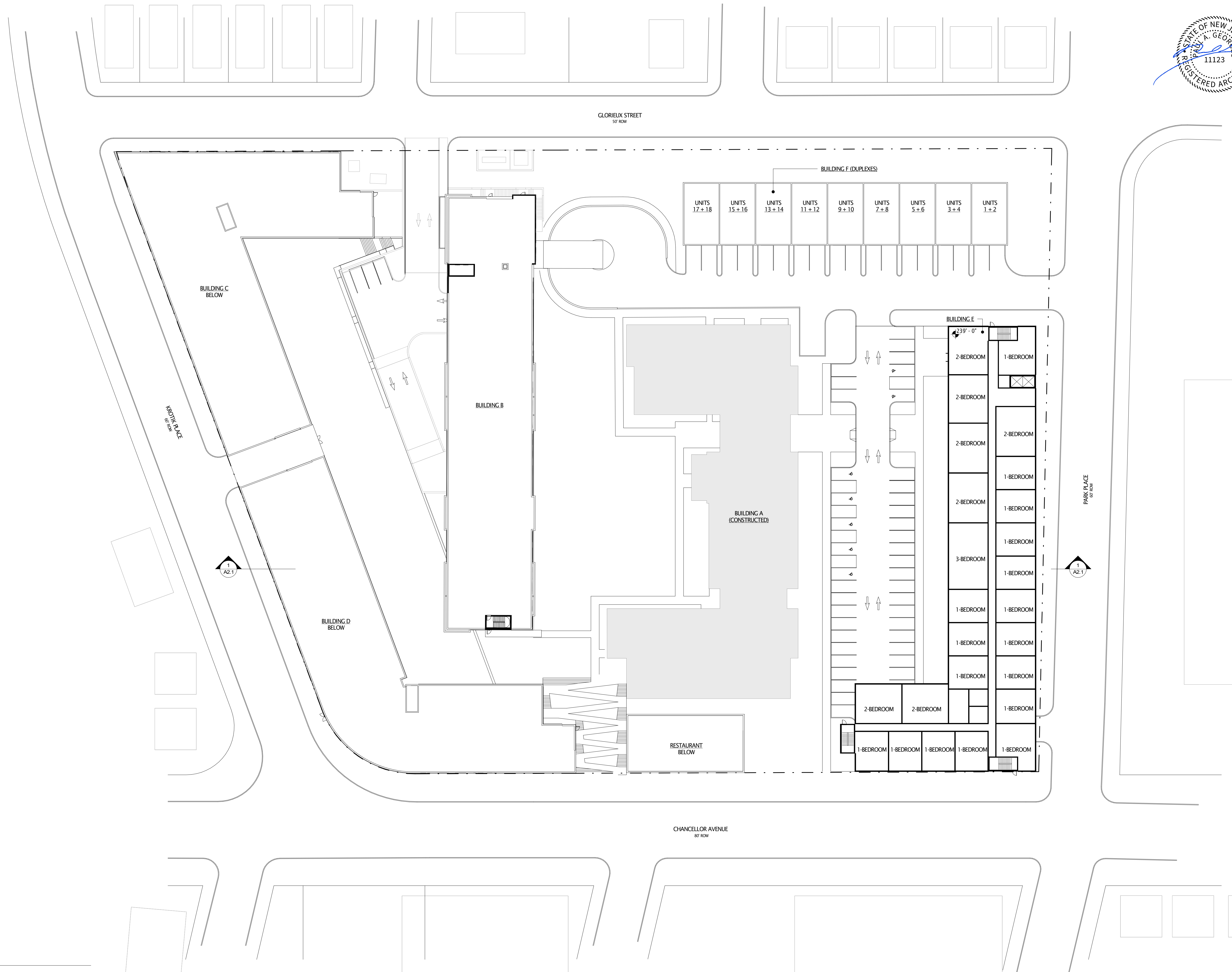


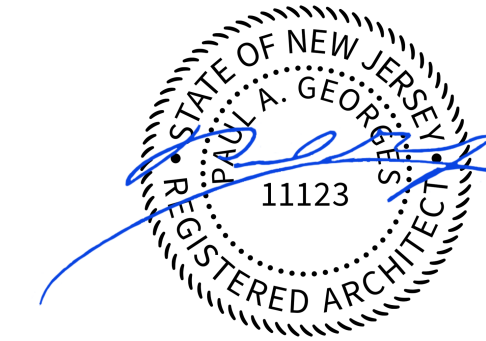
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.10

(NOT FOR CONSTRUCTION)

BUILDING A - LEVEL 5
BUILDING B - ROOF
BUILDING E - LEVEL 5
BUILDING E - ROOF
1
A1.10
1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

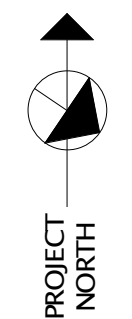
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

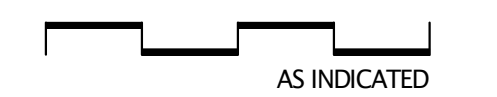
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

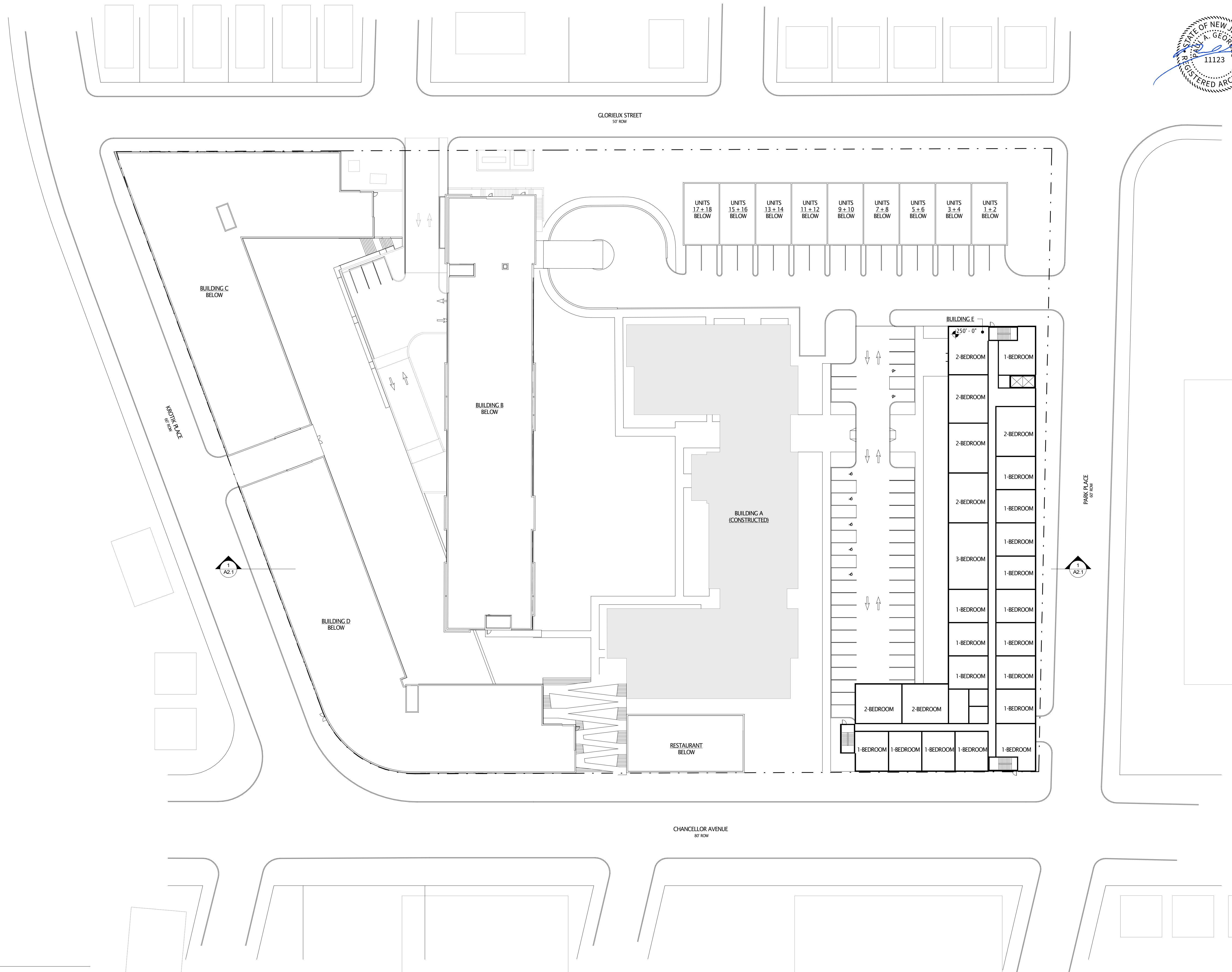


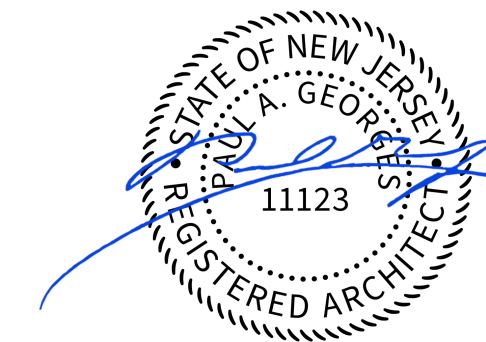
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.11

(NOT FOR CONSTRUCTION)

1
A1.11
BUILDING A - ROOF
BUILDING E - LEVEL 6
1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

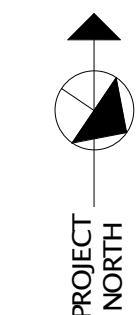
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

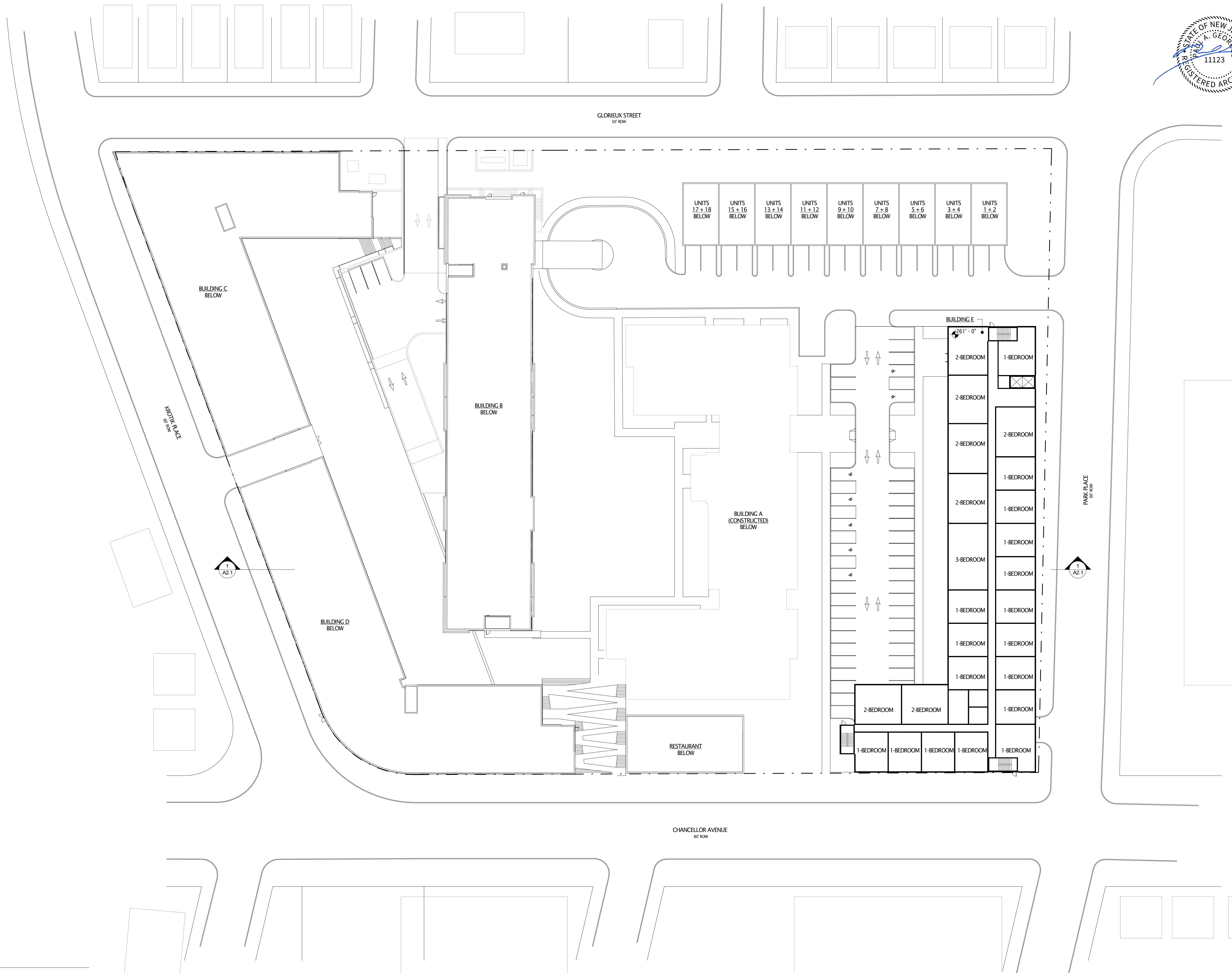
DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

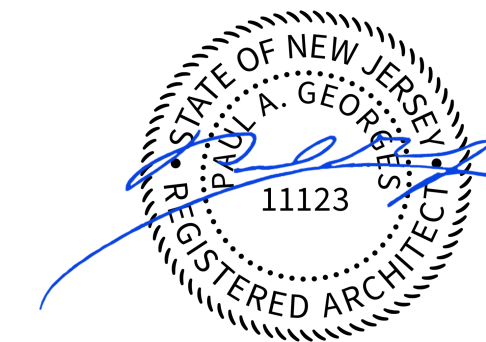
AS INDICATED
COPYRIGHT 2020, JKP PARTNERS, LLC ALL RIGHTS RESERVED

A1.12

(NOT FOR CONSTRUCTION)

1 BUILDING E - LEVEL 7
A1.12 1/32" = 1'-0"





ARCHITECTS

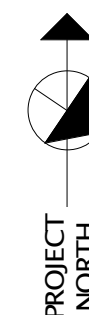
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

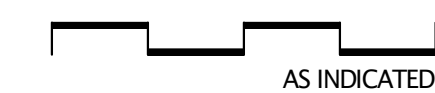
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

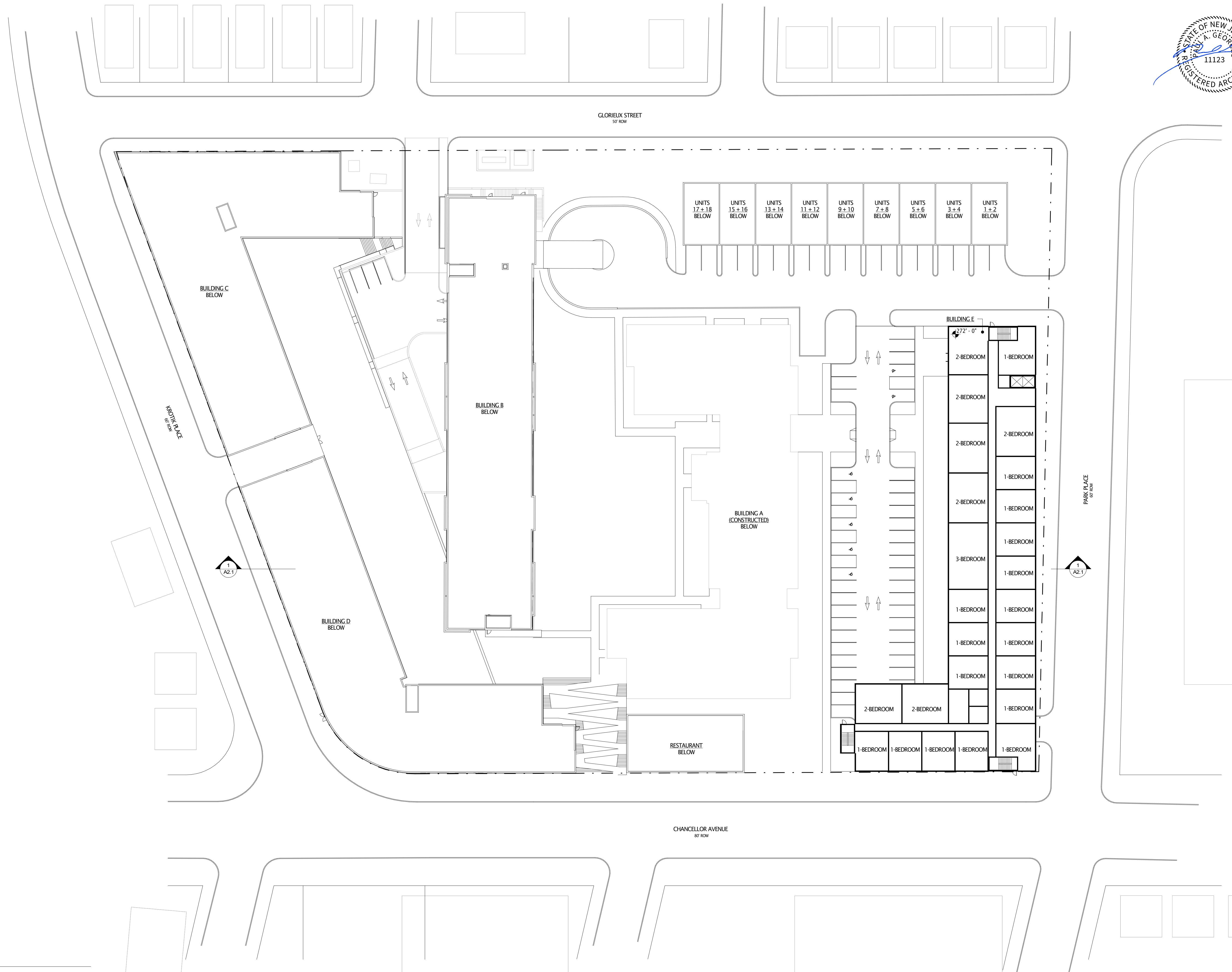


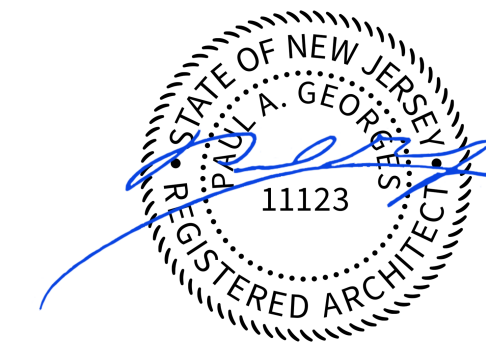
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.13

(NOT FOR CONSTRUCTION)

1
A1.13 BUILDING E - LEVEL 8
1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

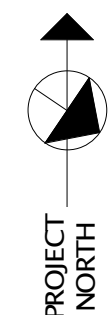
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

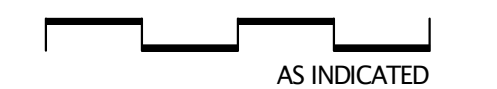
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

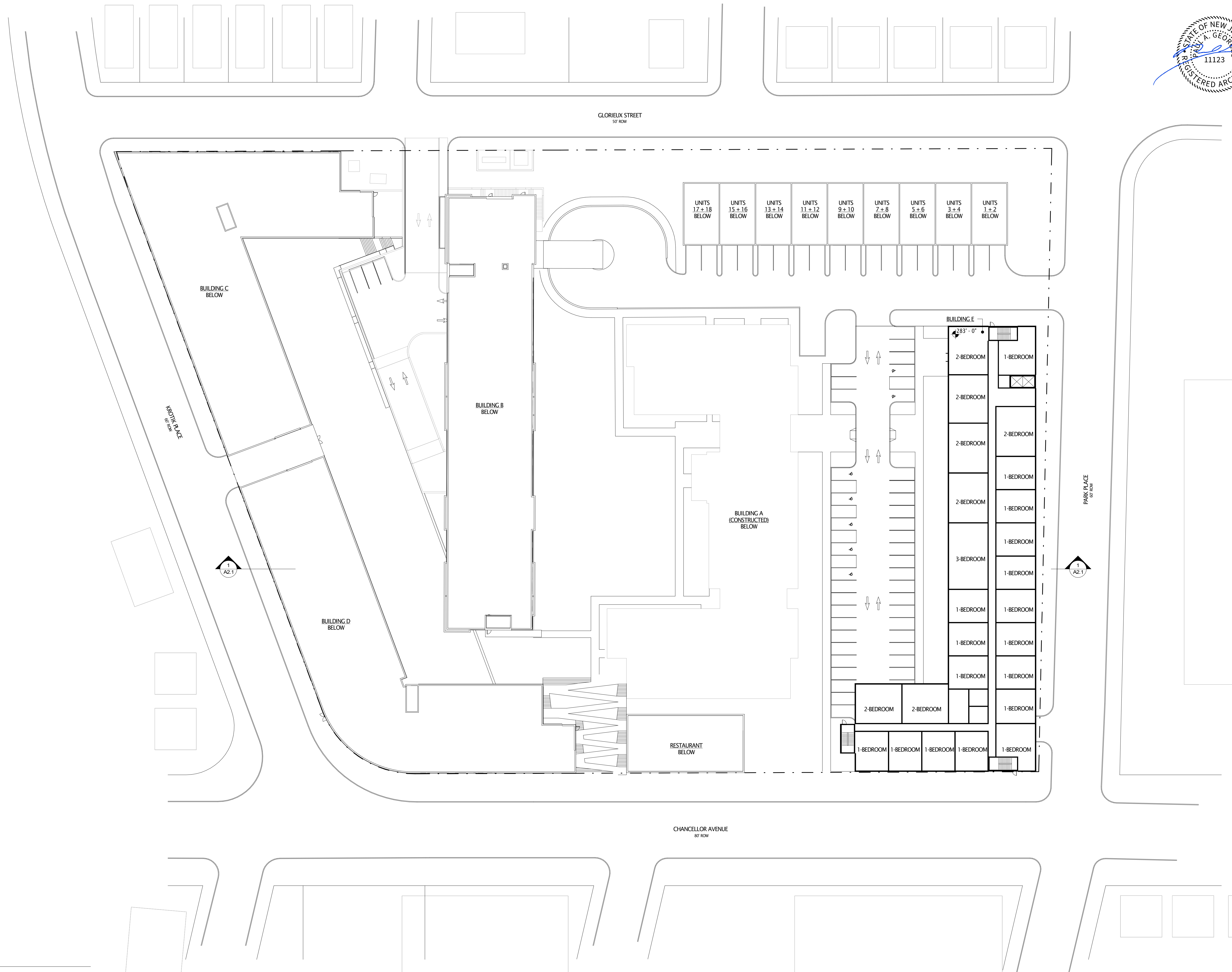


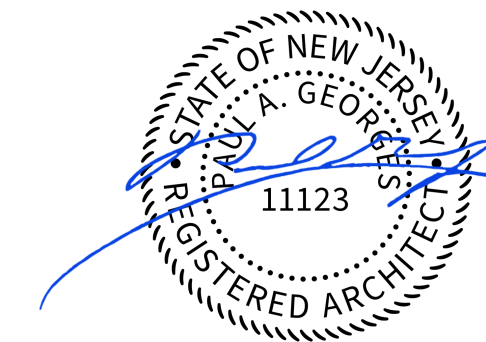
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.14

(NOT FOR CONSTRUCTION)

1 BUILDING E - LEVEL 9
A1.14 1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

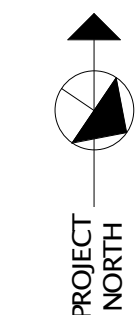
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

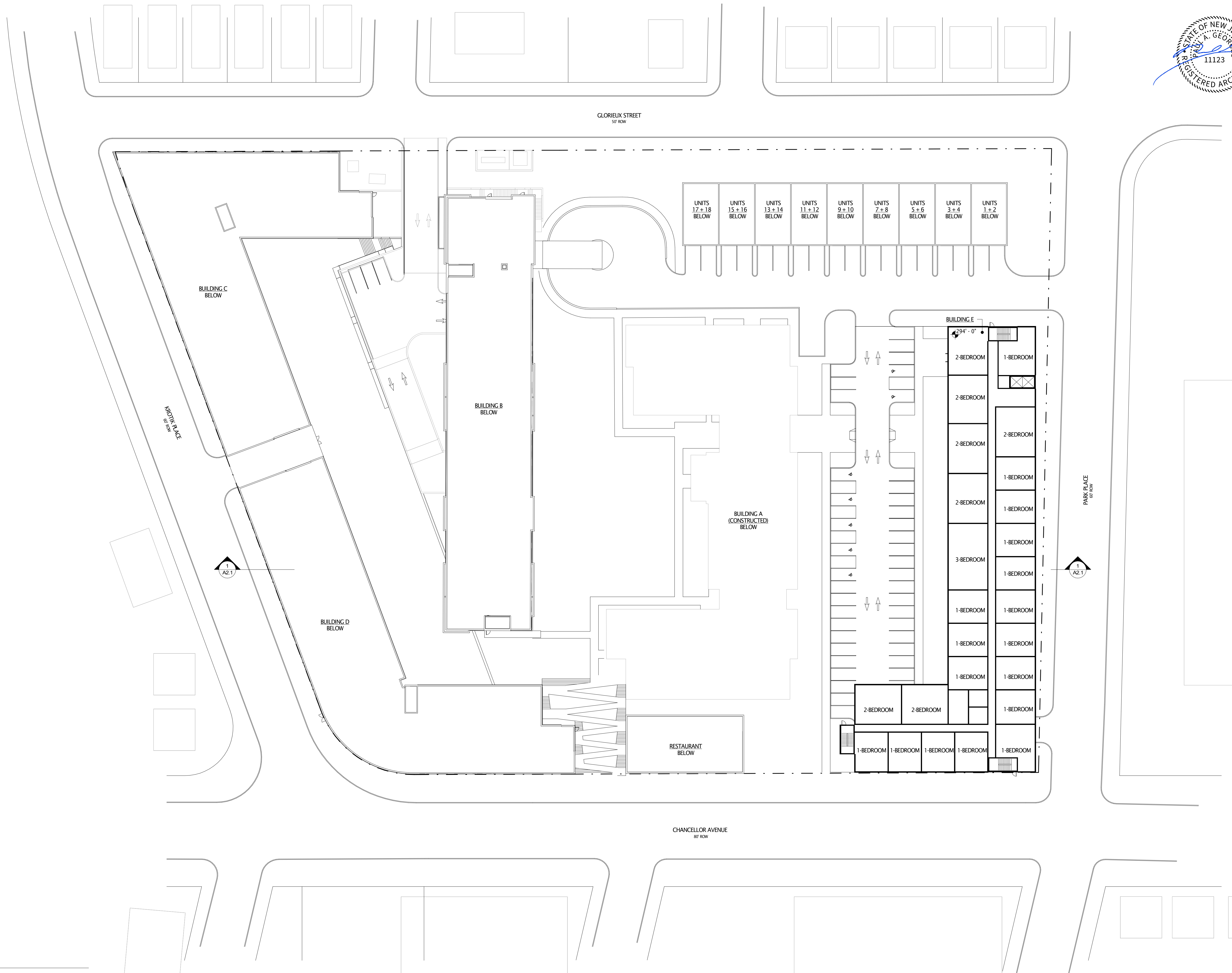
DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

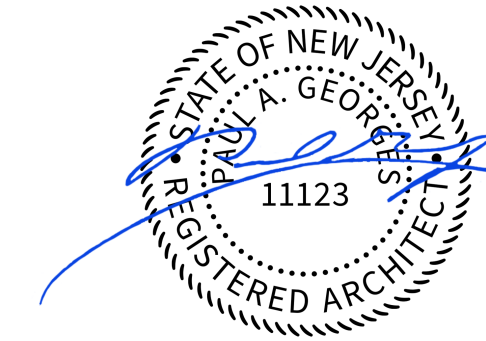
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.15

(NOT FOR CONSTRUCTION)

1 BUILDING E - LEVEL 10
A1.15 1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC.
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444

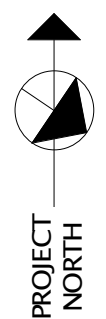
MEP ENGINEER

KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

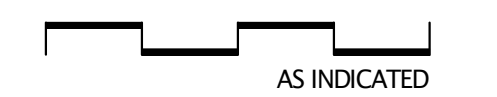
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:

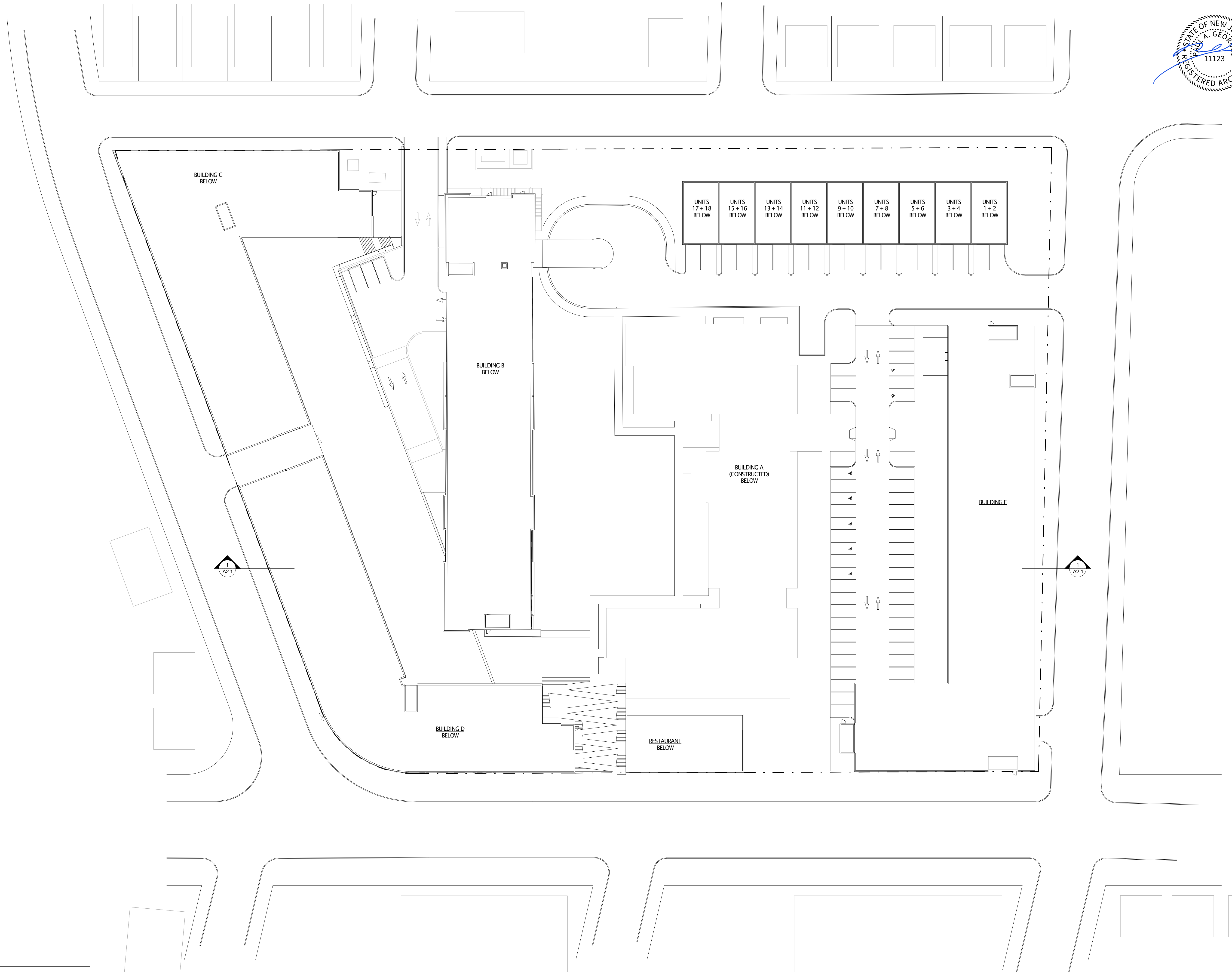


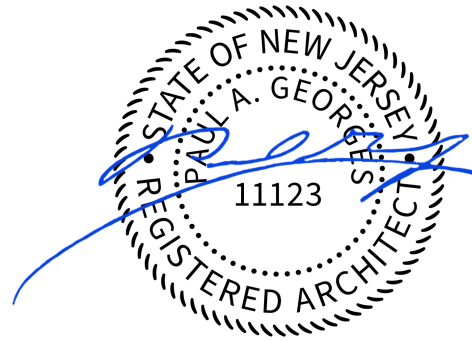
AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A1.16

(NOT FOR CONSTRUCTION)

1
A1.16 BUILDING E - ROOF
1/32" = 1'-0"





ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

CIVIL ENGINEER

E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200

STRUCTURAL ENGINEER

DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07062
201.843.7444

MEP ENGINEER

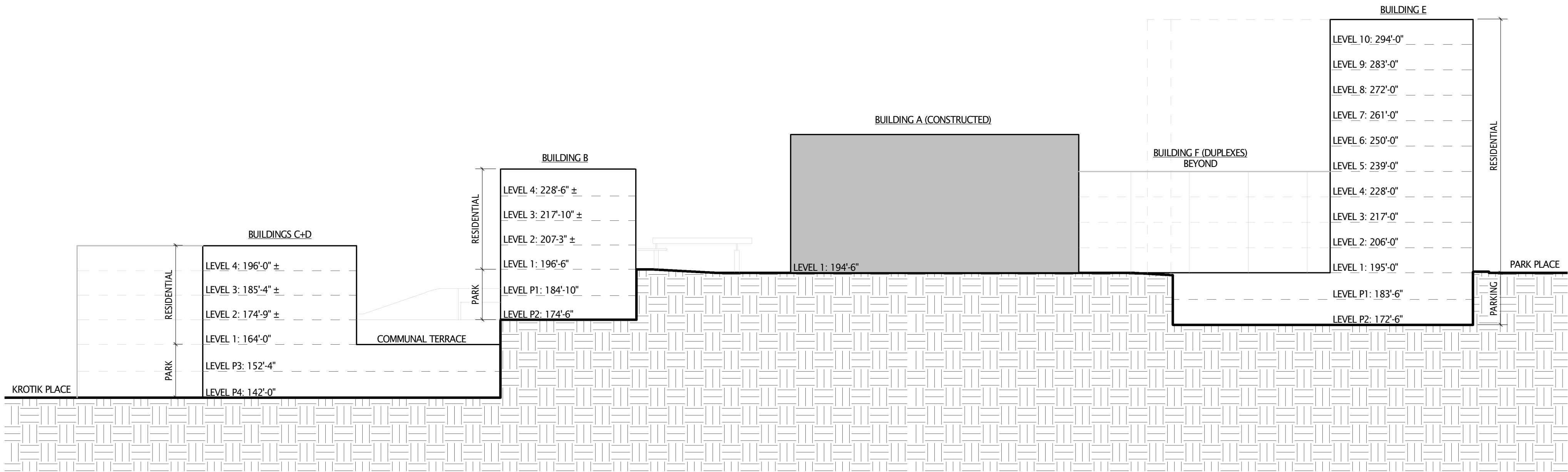
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY

SITE SECTION



1 SITE SECTION - BLDG. E @ 10 FLOORS
A2.1 1/32" = 1'-0"

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:



AS INDICATED
COPYRIGHT 2020, JKR PARTNERS, LLC ALL RIGHTS RESERVED

A2.1

(NOT FOR CONSTRUCTION)