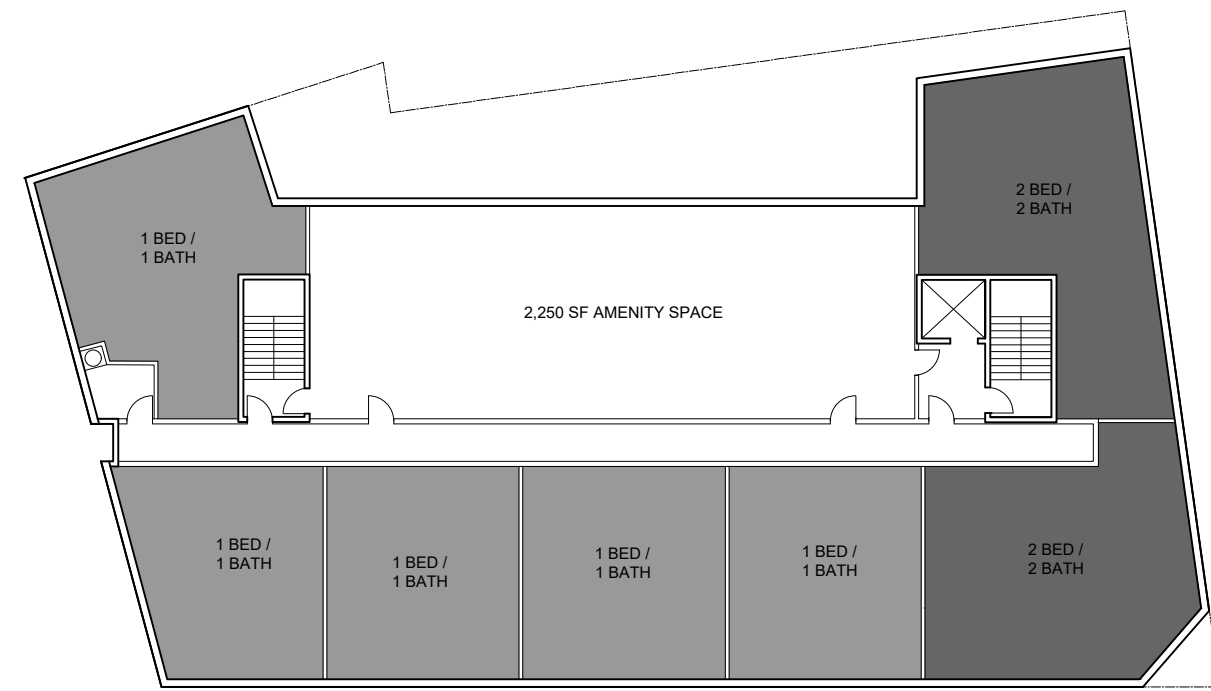
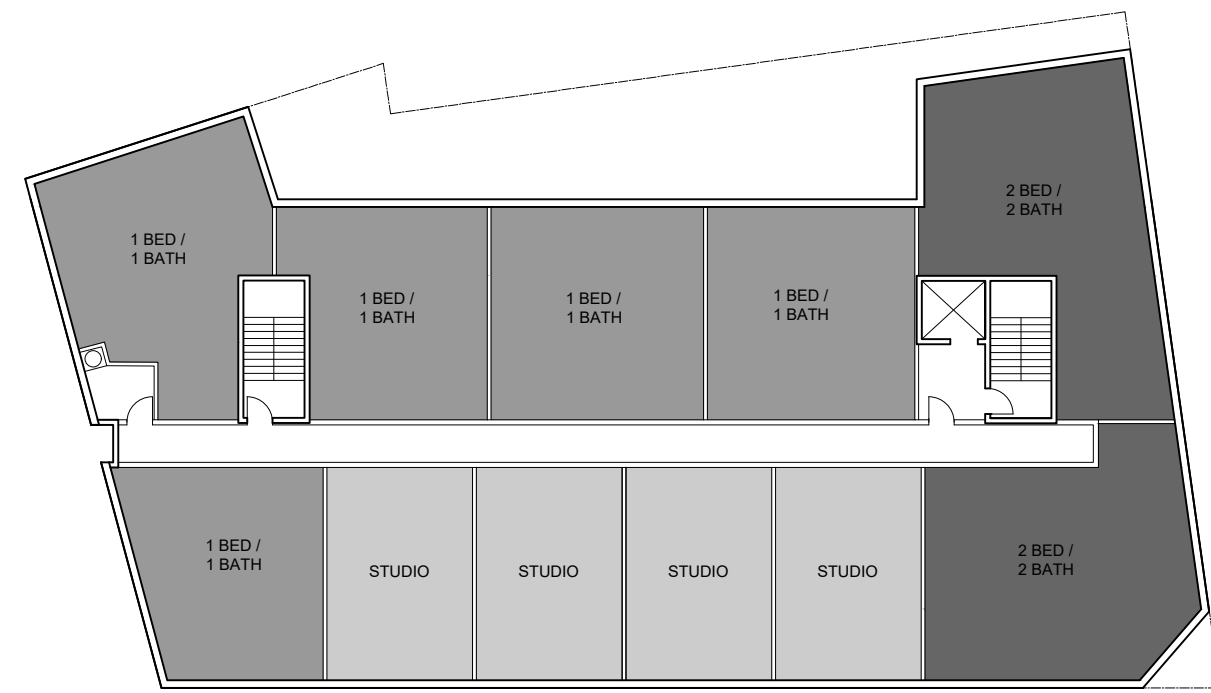


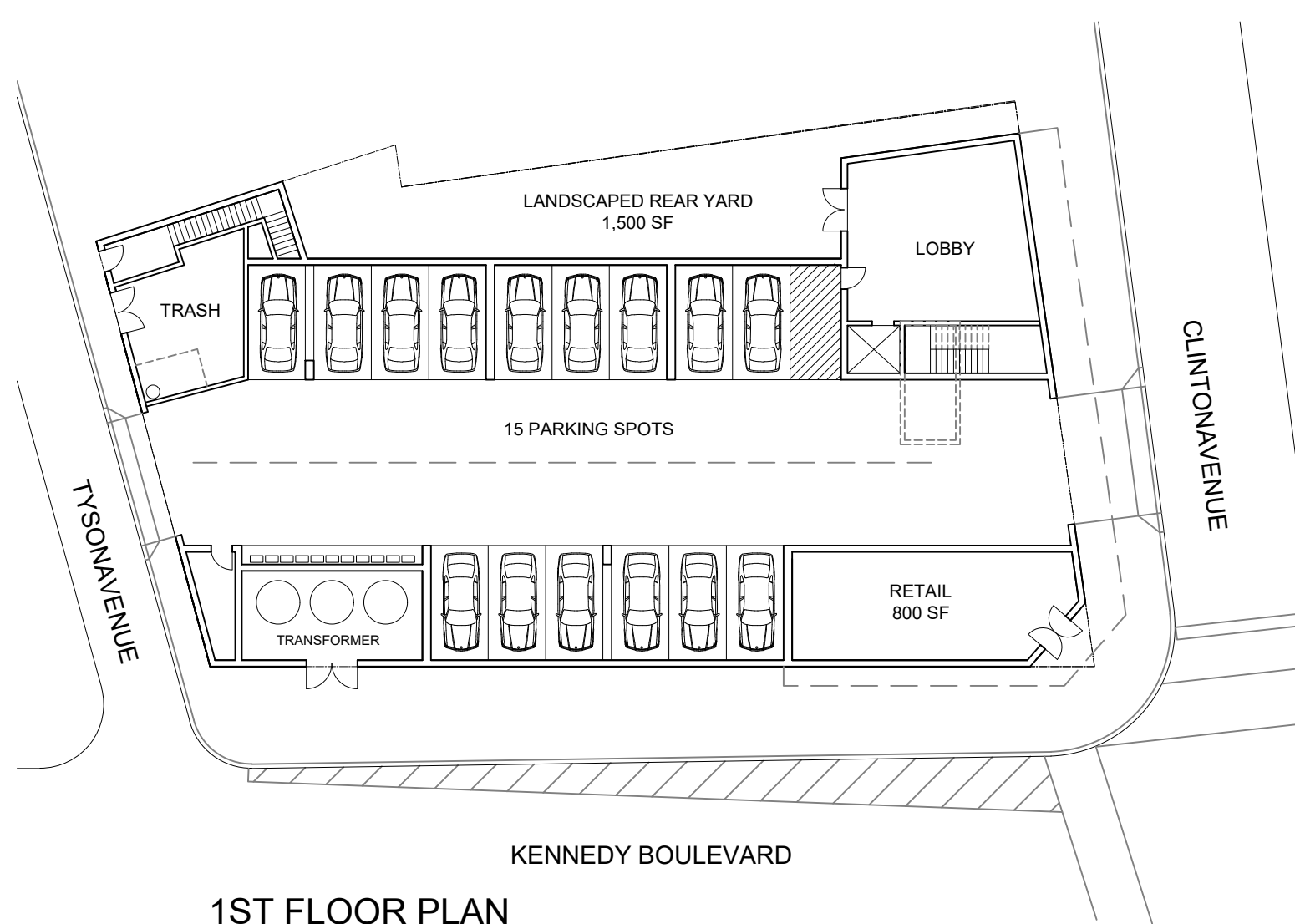
ROOF PLAN



5TH FLOOR PLAN



2ND, 3RD & 4TH FLOOR PLAN



1ST FLOOR PLAN

SCHEMATIC FLOOR PLANS

N.T.S.

**PROJECT SUMMARY:**

**PERMITTED:** PROPERTY SPANS THE R-1, R-3 AND C/A ZONES .  
- R-1 STANDARDS PREVAIL.

HEIGHT = 3.5 STORIES / 35 FEET  
42 UNITS PER ACRE = 11 UNITS  
MAX LOT COVERAGE = 85 %  
PARKING = 0.3 PER BEDROOM

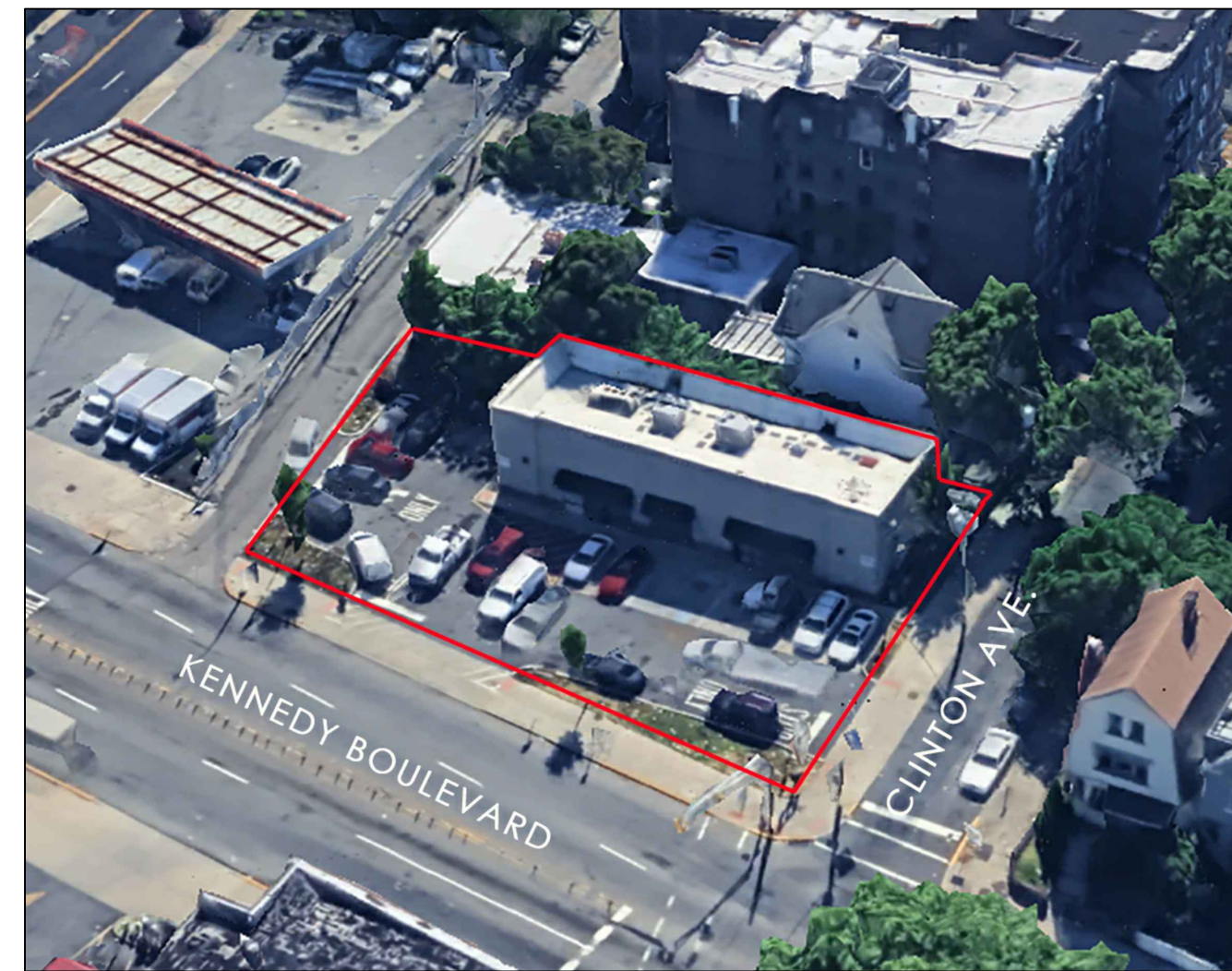
**PROPOSED (BY VARIANCE):**

HEIGHT = 5 STORIES  
40 RESIDENTIAL UNITS  
800 SF RETAIL AT GRADE  
15 PARKING SPACES  
2,250 INDOOR AMENITY SPACE  
4,500 SF OUTDOOR AMENITY  
85% LOT COVERAGE  
9,686 SF FOOTPRINT  
48,428 SF GROSS FOOTAGE  
32,000 SF NET RESIDENTIAL  
40 UNITS @ 800 SF AVERAGE

**PROPOSED UNIT SUMMARY:** 40 UNITS  
- 12 X STUDIOS  
- 20 X 1 BEDS  
- 8 X 2 BEDS

15 PARKING SPACES PROVIDED  
= 0.3 PER BEDROOM

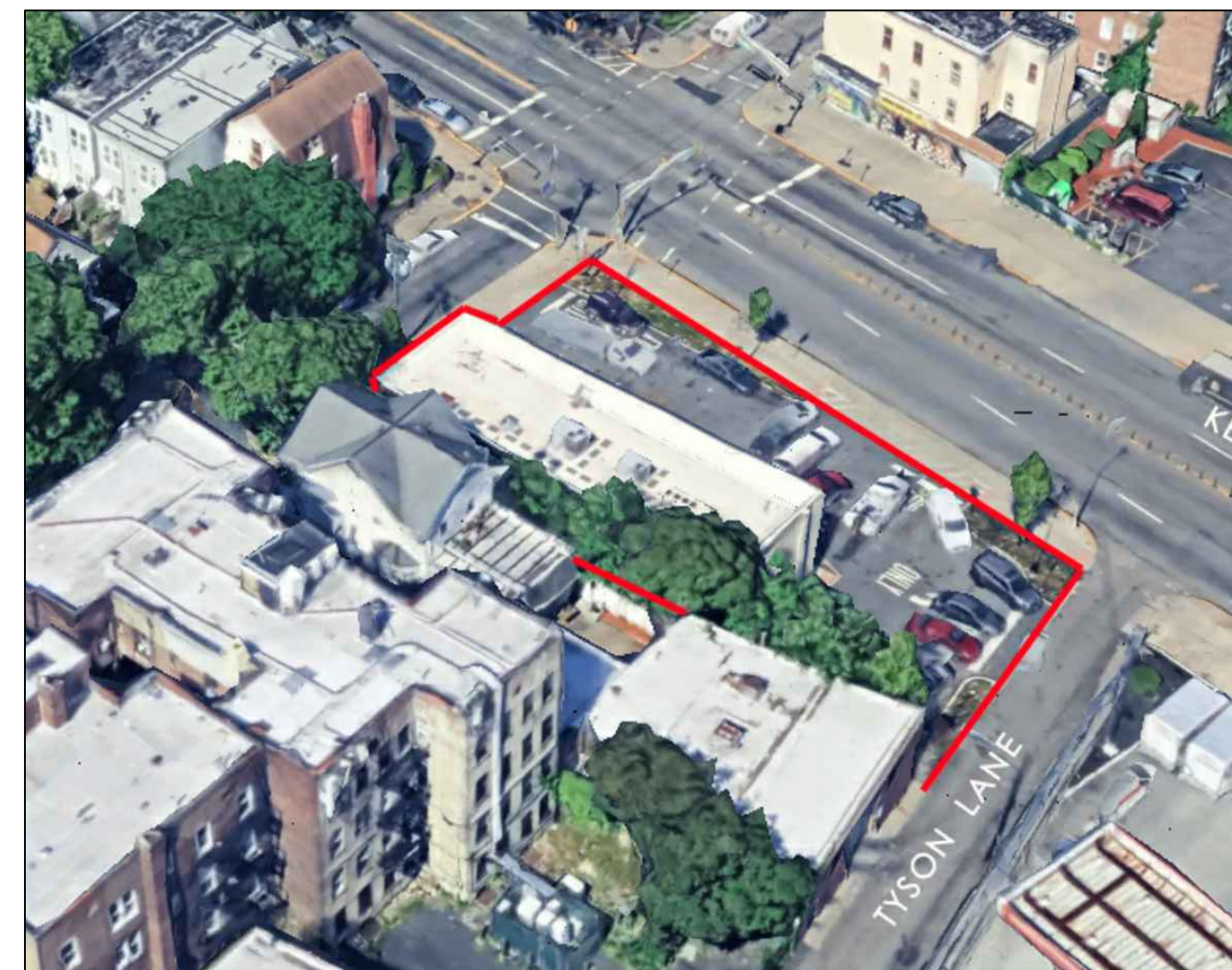
**NOTE\*- THE PROJECT DEPICTED IS NOT AS-OF-RIGHT. APPROVAL WOULD BE SUBJECT TO VARIANCES INCLUDING HEIGHT AND DENSITY. IT WOULD ALSO TRIGGER THE REQUIREMENT FOR 10% AFFORDABLE HOUSING. THE SELLER OFFERS NO GUARANTEE OF APPROVAL. 3.5 STORIES AND 11 UNITS WOULD BE AS-OF RIGHT**



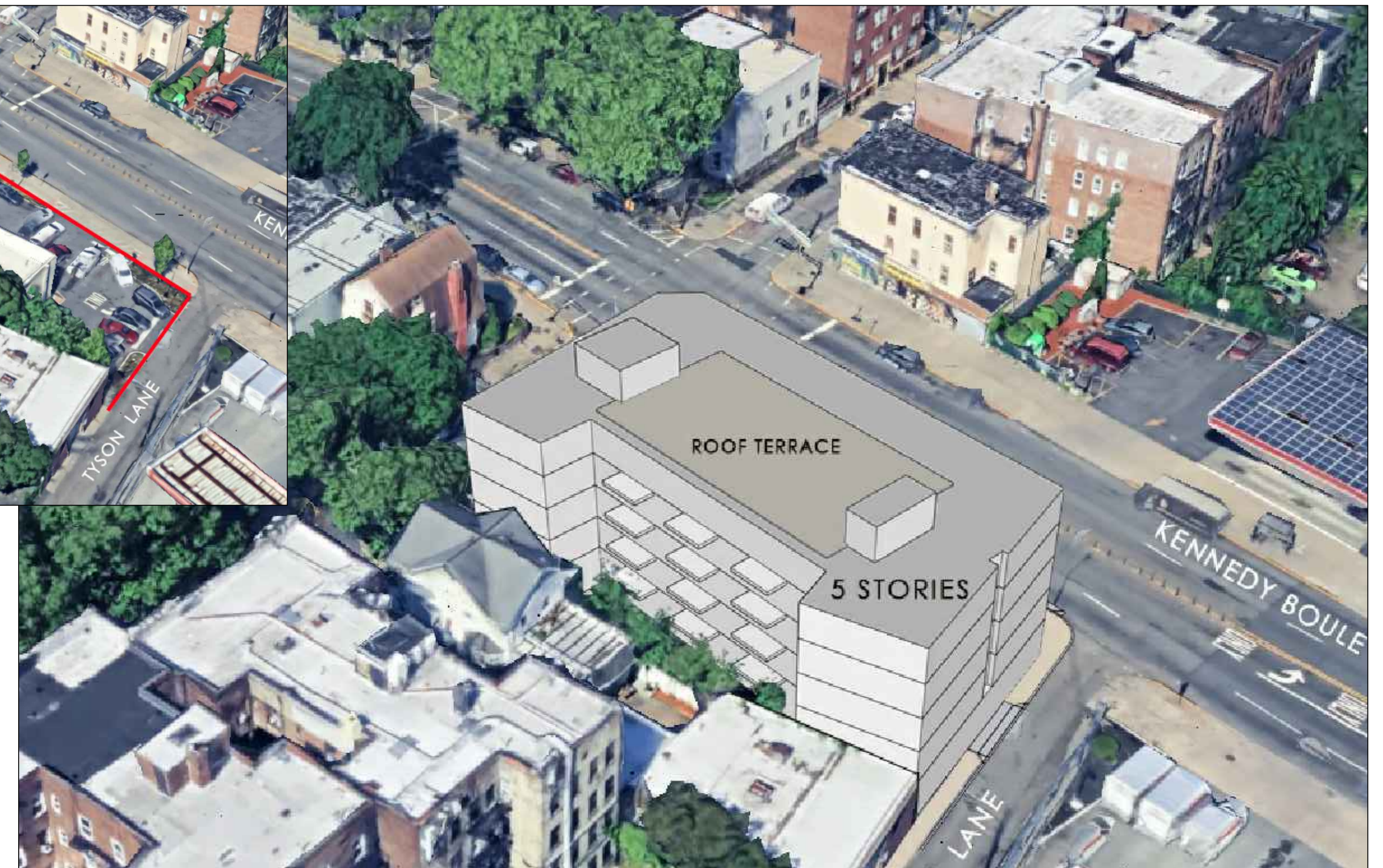
EXISTING VIEW FROM WEST



PROPOSED VIEW FROM WEST



EXISTING VIEW FROM EAST



PROPOSED VIEW FROM EAST

# 2380 KENNEDY BOULEVARD, JERSEY CITY