

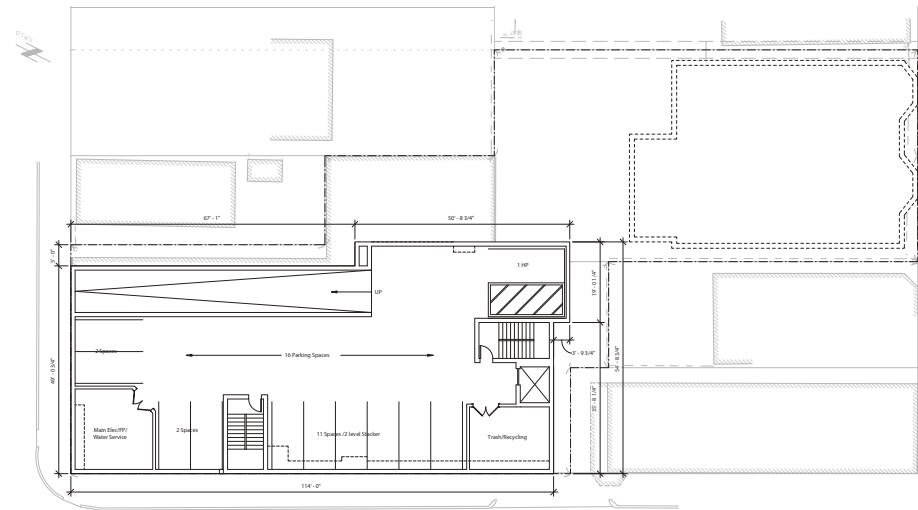


DEVELOPMENT OVERVIEW

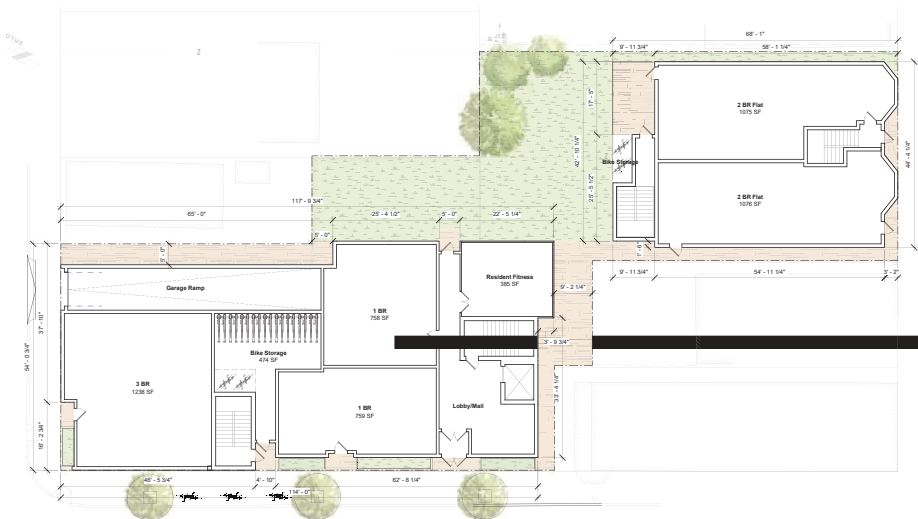
7 -11 Curtis Street | East Boston MA

7 DECEMBER 2020

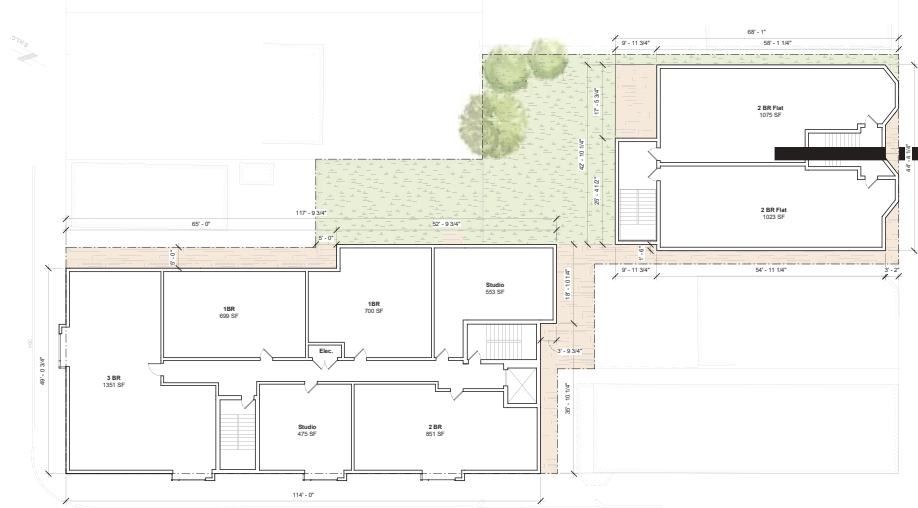
J. GARLAND ENTERPRISES



LOWER LEVEL PARKING



GROUND LEVEL



UPPER FLOORS 2-4

Building A_ 4 Stories

Curtis & Chaucer St.

Lower Level Parking	5,931 SF
Ground Level	5,652 SF
Level 2	6,007 SF
Level 3	6,007 SF
Level 4	5,942 SF

Total
21 Units

Unit Mix

Studio	6	(29%)
1BR	8	(38%)
2BR	3	(14%)
3BR	4	(19%)

TOTAL PROJECT PROGRAM

- 29 RESIDENTIAL UNITS
- (2) 4 STORY BUILDINGS
- APPROX. 34,451 SF (COMBINED RESIDENTIAL SF)
- (16) BELOW GRADE PARKING SPACES (5,931 SF)
- SIDEWALK & SURFACE IMPROVEMENTS
- 2,460 SF RESIDENT REAR YARD OPEN SPACE
- RESIDENT FITNESS AMENITY
- PUBLIC & RESIDENT BIKE FACILITIES

Building B_ 4 Stories

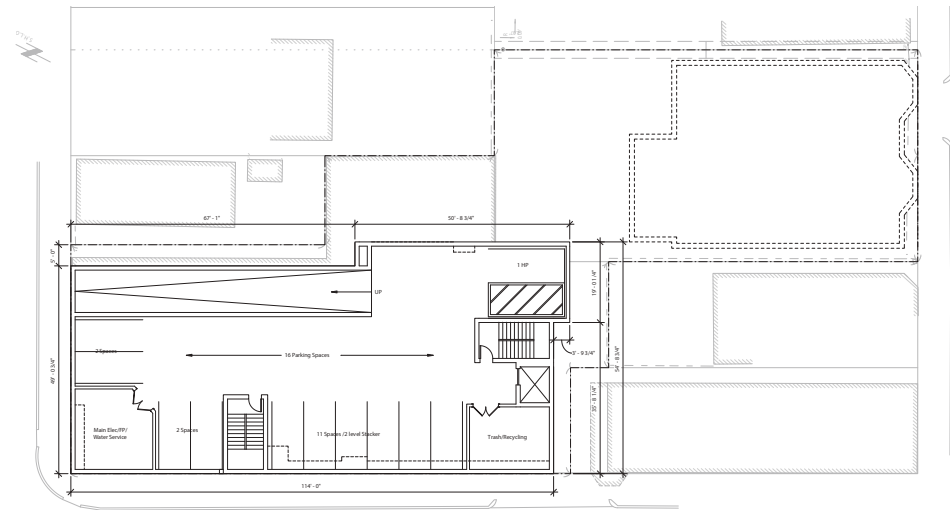
Saratoga St.

Ground Level	2,756 SF
Level 2	2,756 SF
Level 3	2,756 SF
Level 4	2,575 SF

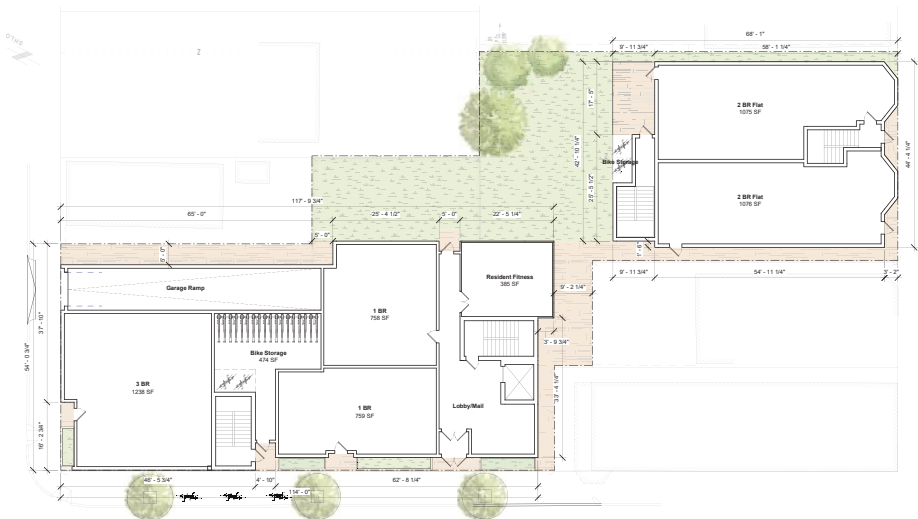
Total
8 Units

Unit Mix

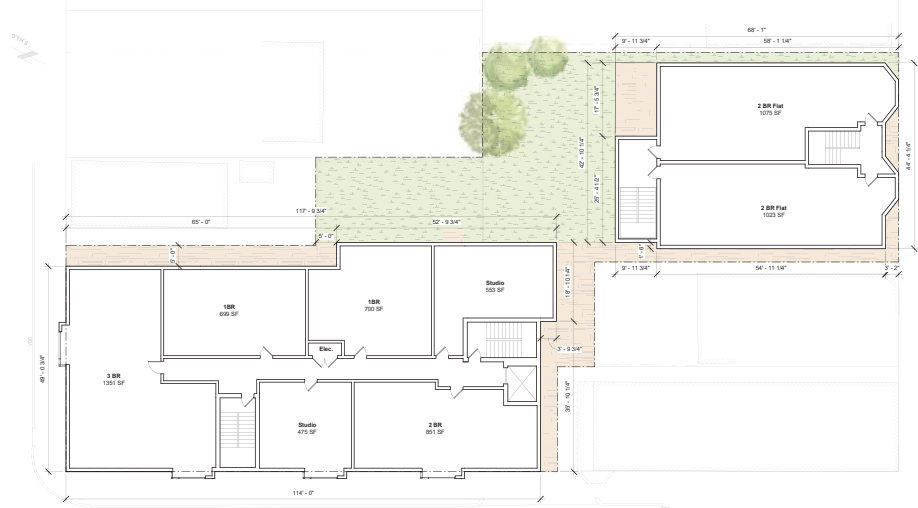
2BR	8
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LOWER LEVEL PARKING



GROUND LEVEL



UPPER FLOORS 2-4

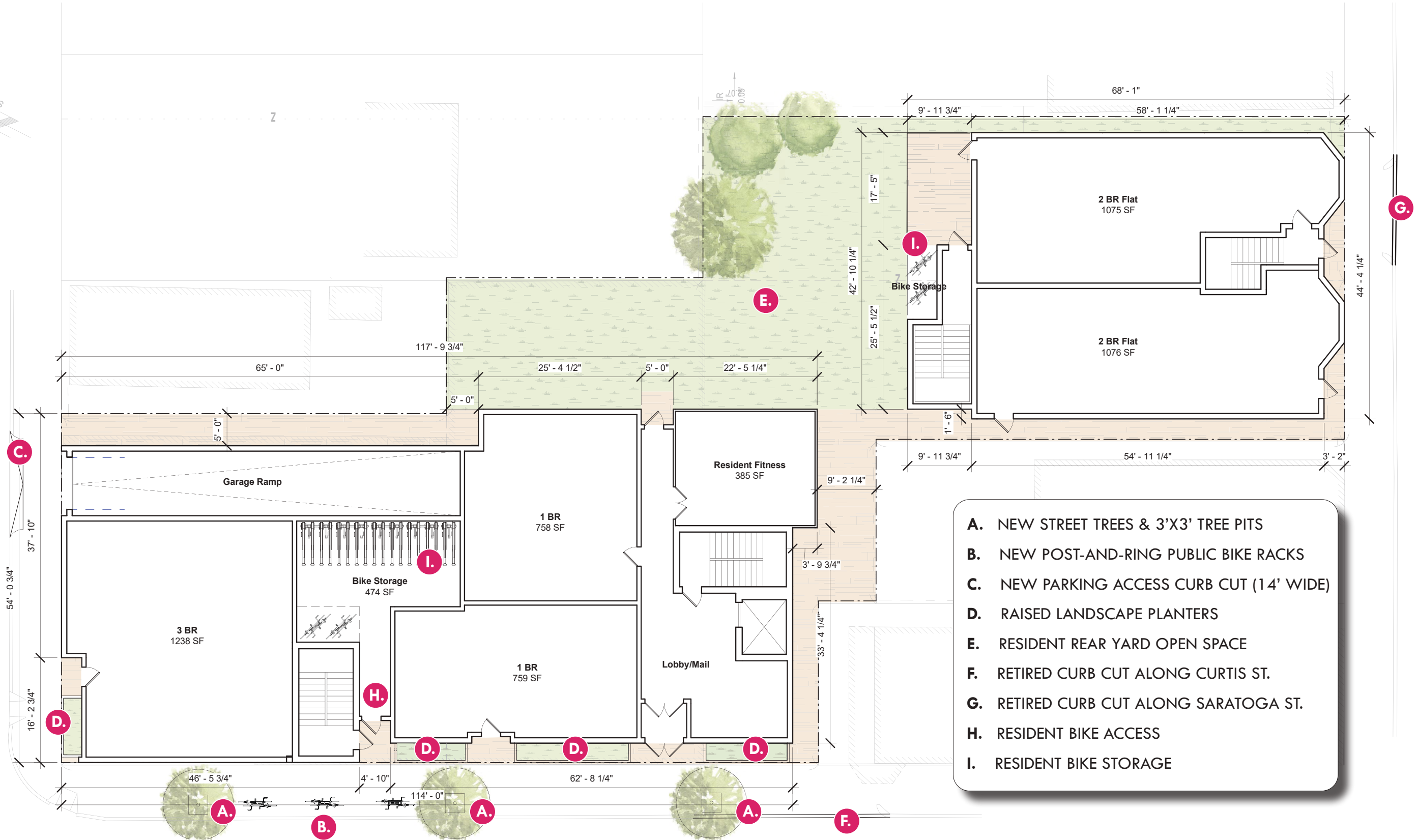
PRELIMINARY ZONING SUMMARY

Dimensional Criteria	Two Family Residential Subdistrict (2F-4000)	Proposed Project	Zoning Relief Required?
Use	Multifamily	Forbidden	Yes
Minimum Lot Area	4,000 SF	12,365 SF	No
Add'l Lot Area for Each Add'l Unit	N/A	8,365 SF	No
Minimum Lot Width	40 Feet	50 Feet	No
Minimum Lot Frontage	40 Feet	Saratoga: 50' / Curtis: 118' / Chaucer 54'	No
Floor Area Ratio (Maximum)	0.8	2.68 +/-	Yes
Minimum Front Yard	15 Feet	0'	No (Modal Alingment)
Minimum Side Yard	7 Feet	Varies: 3' Saratoga Bldg / 4'-5" Curtis St. Bldg	Yes
Minimum Rear Yard	40 Feet	Varies: 31'-11" Saratoga Bldg / 20'-4" Curtis Bldg	Yes
Maximum Building Height	2 1/2 Stories / 35 Feet	4 Stories / 44.00'	Yes
Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	None	2,460 SF Total	No
Rear Yard Maximum Occupancy by Accessory Buildings (%)	25%	N/A	No

CHAUCER STREET

SARATOGA STREET

CURTIS STREET

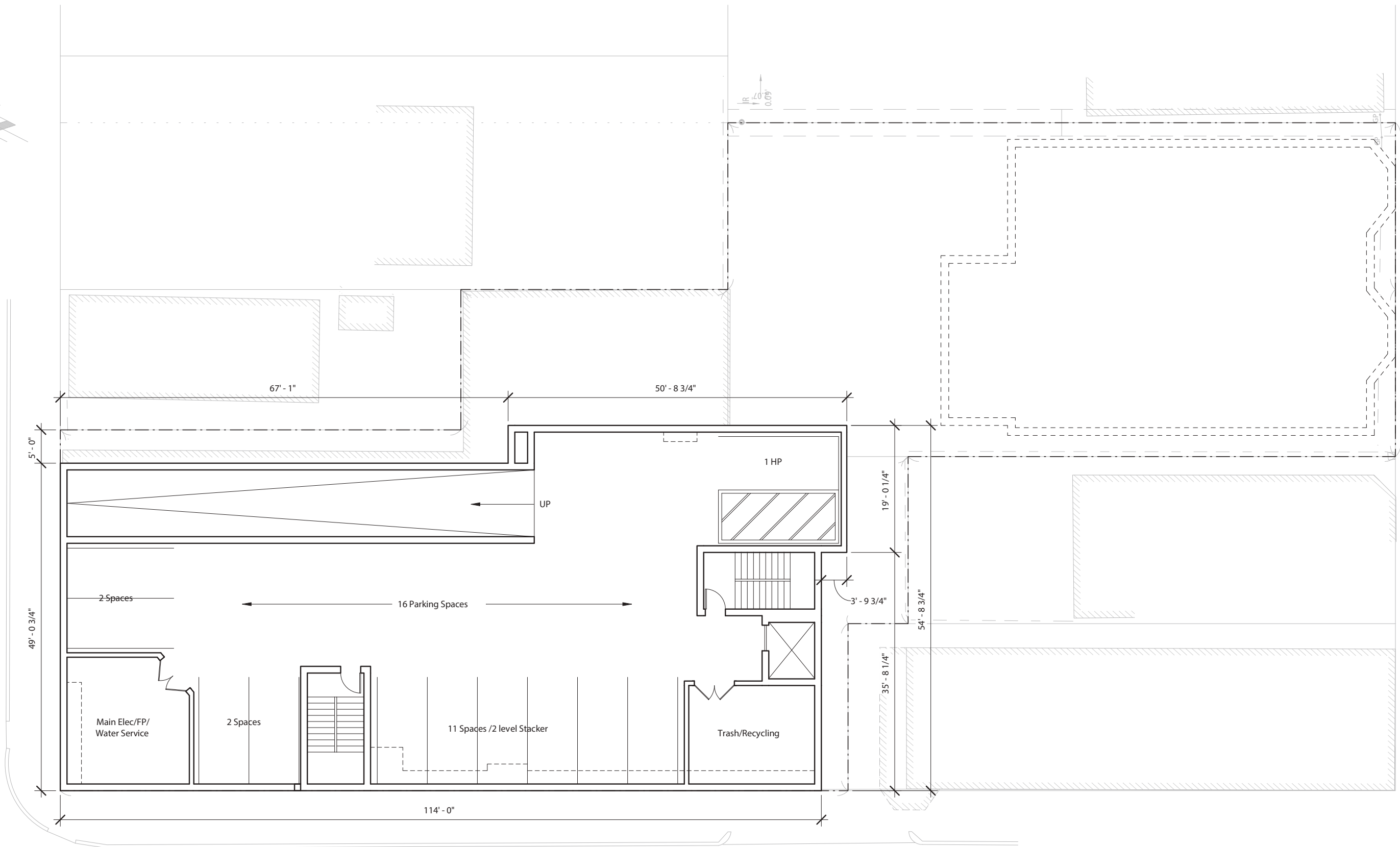




CHAUCER STREET

SARATOGA STREET

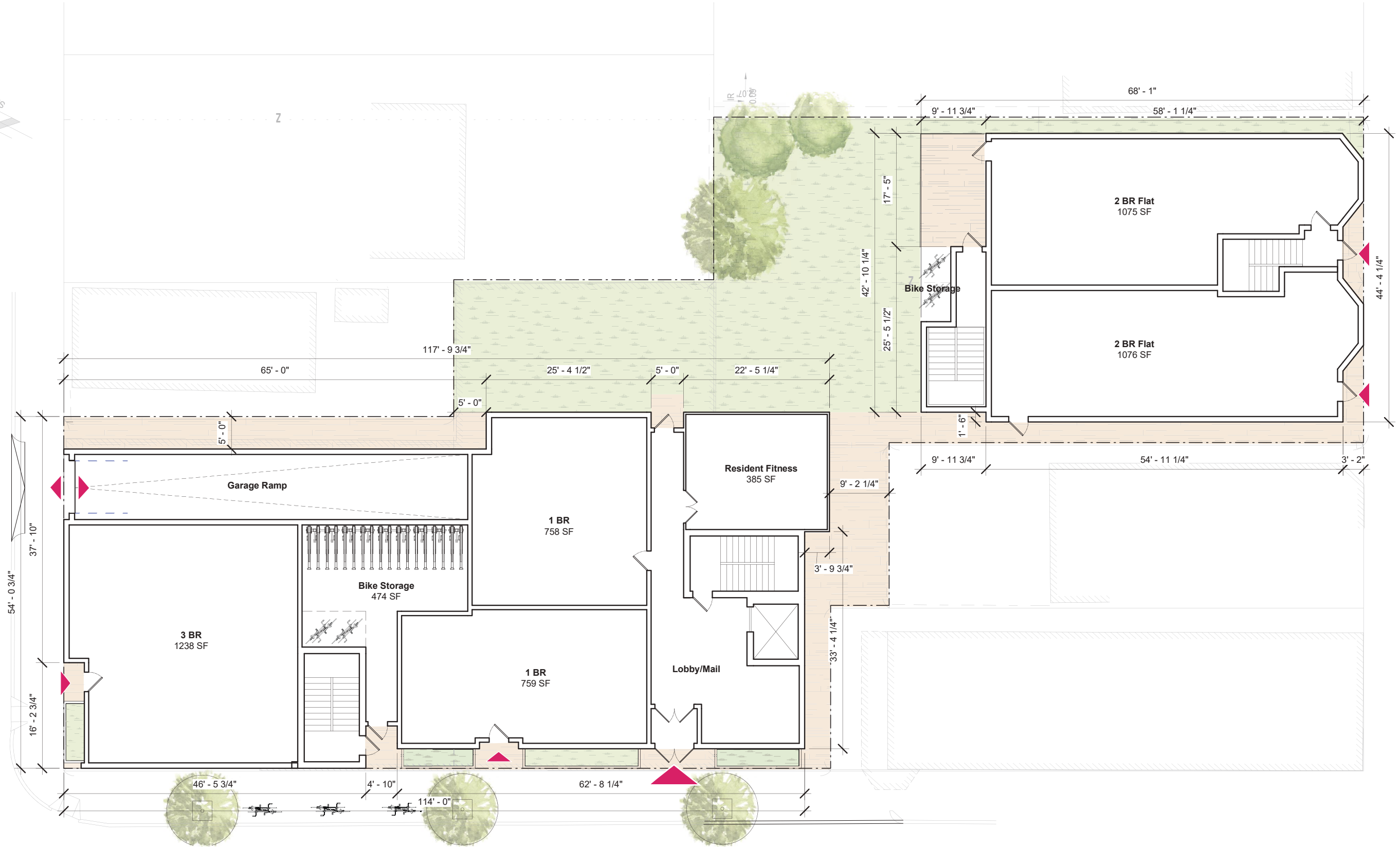
CURTIS STREET



CHAUCER STREET

SARATOGA STREET

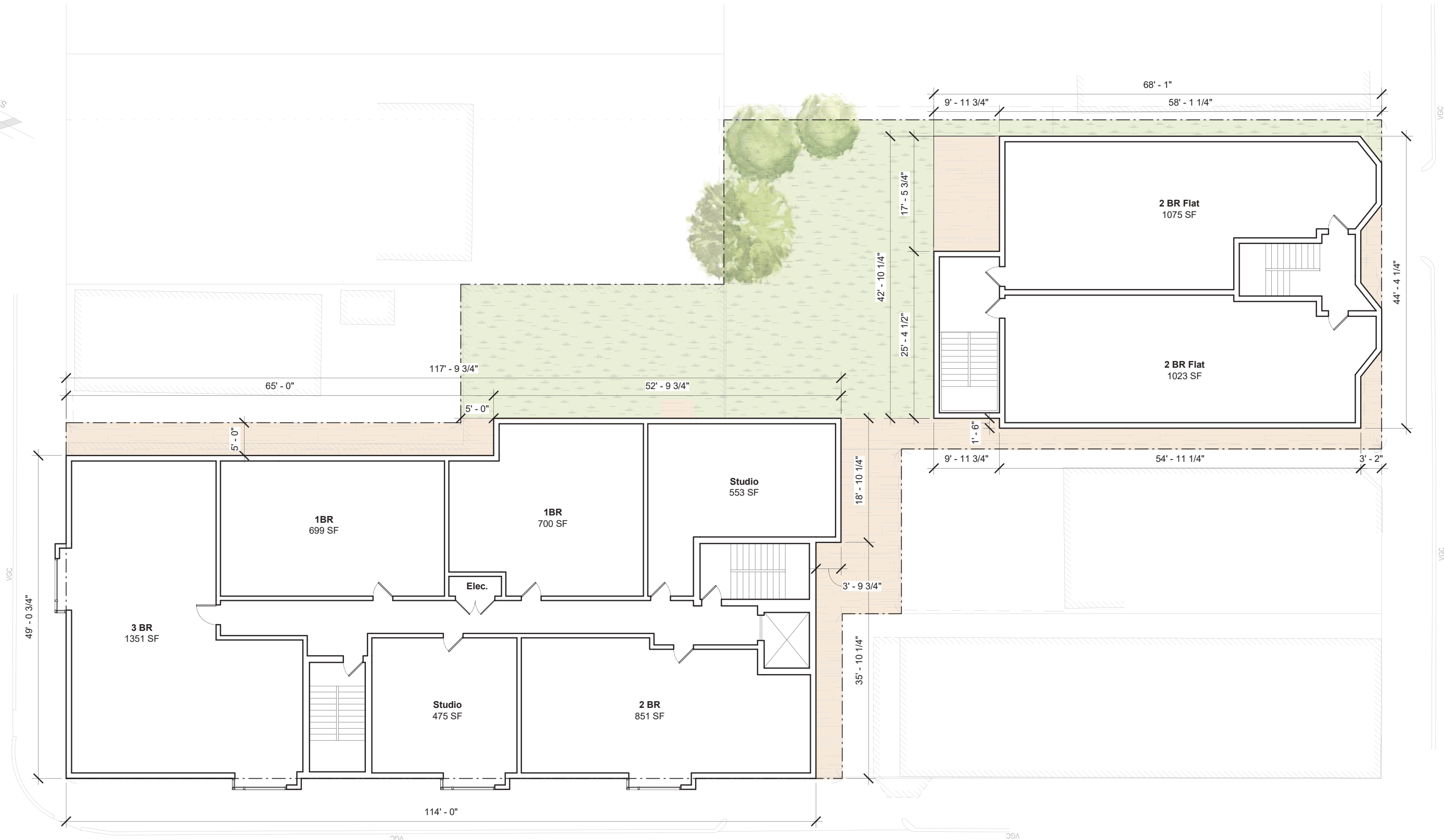
CURTIS STREET

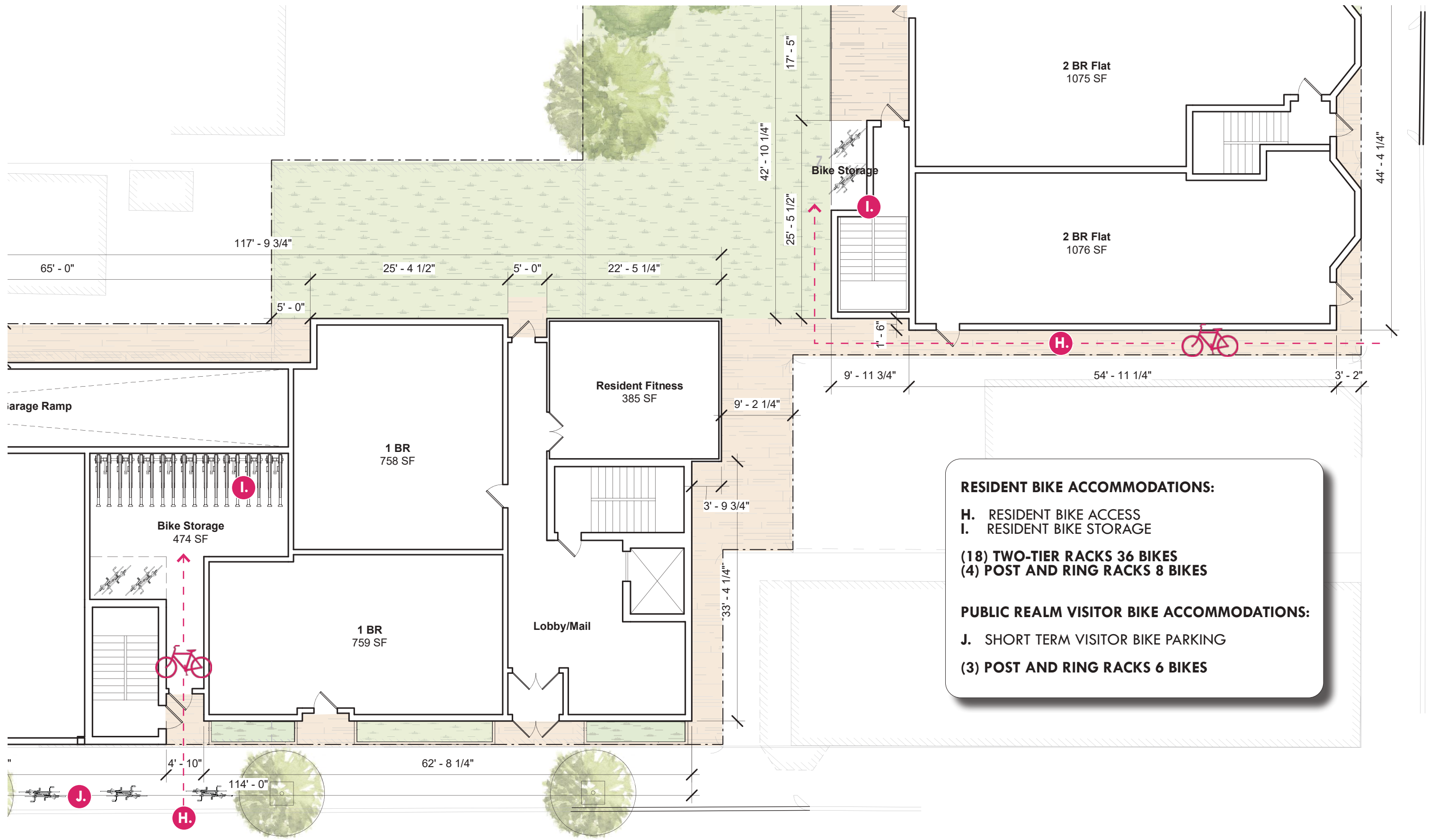


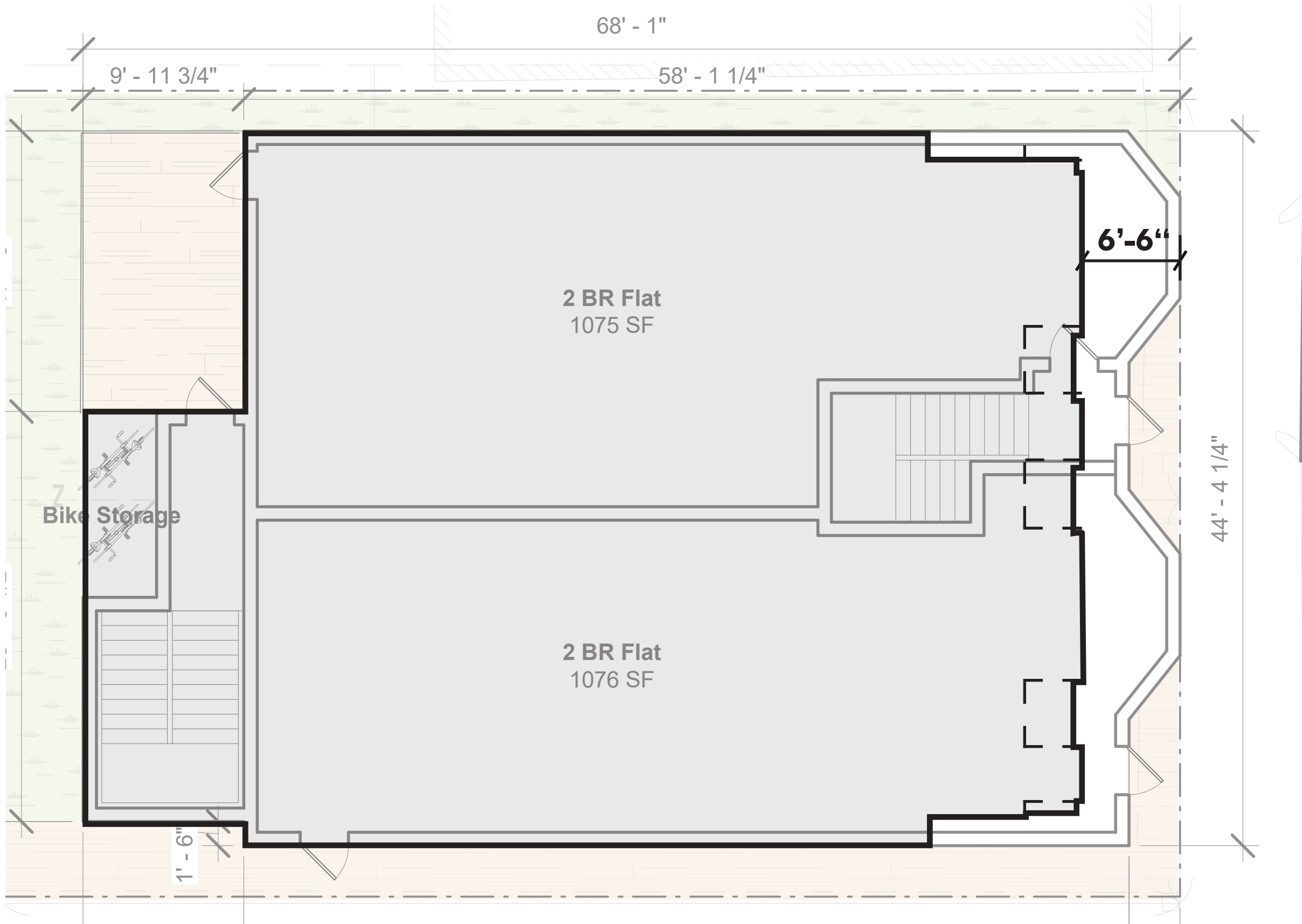
CHAUCER STREET

SARATOGA STREET

CURTIS STREET

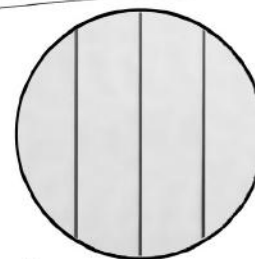






SARATOGA STREET

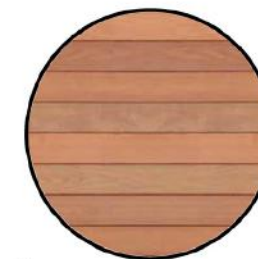




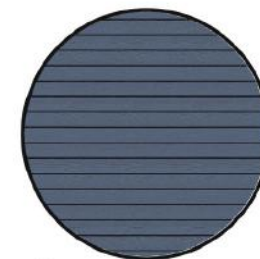
A.
FIBER CEMENT
PANEL



B.
IRONSPOT
BRICK VENEER



C.
NATURAL FINISH
CEDAR PLANK SIDING



D.
FIBER CEMENT
CLAPBOARD SIDING



CURTIS STREET





CHAUCER STREET









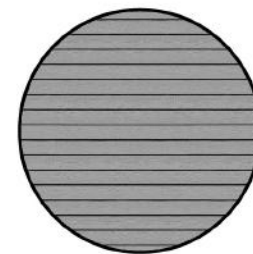


SARATOGA STREET

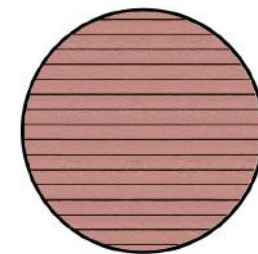




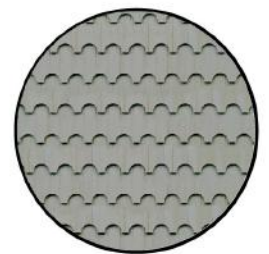
A.
IRONSPOT BRICK
VENEER BASE



B.
FIBER CEMENT
CLAPBOARD SIDING



C.
FIBER CEMENT
CLAPBOARD SIDING



D.
WOOD-LOOK SCALLOPED
ROOF SHINGLE



J. GARLAND ENTERPRISES