

BARTLETT SQUARE 2

155 GREEN STREET
JAMAICA PLAIN
BOSTON, MA 02130

RETAIL SPACE 1 AND 2 :
450 & 452 AMORY STREET
JAMAICA PLAIN
BOSTON, MA 02130

DEVELOPER: MAPLE HURST BUILDERS

BUILDING PERMIT APPLICATION SET
ISSUED: DECEMBER 1st, 2023

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PROJECT NAME

BARTLETT SQUARE 2

PROJECT ADDRESS:

155 GREEN ST.
Boston, MA 02130

ARCHITECT

Olinger Architects

77 PLEASANT STREET
CAMBRIDGE, MA 02139
TELEPHONE: 857-777-6108
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REGISTRATION

DRAFT PRINT
12/01/2023

PLANNING REVIEW

Project number 2002
Date DECEMBER 11th, 2023
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Scale

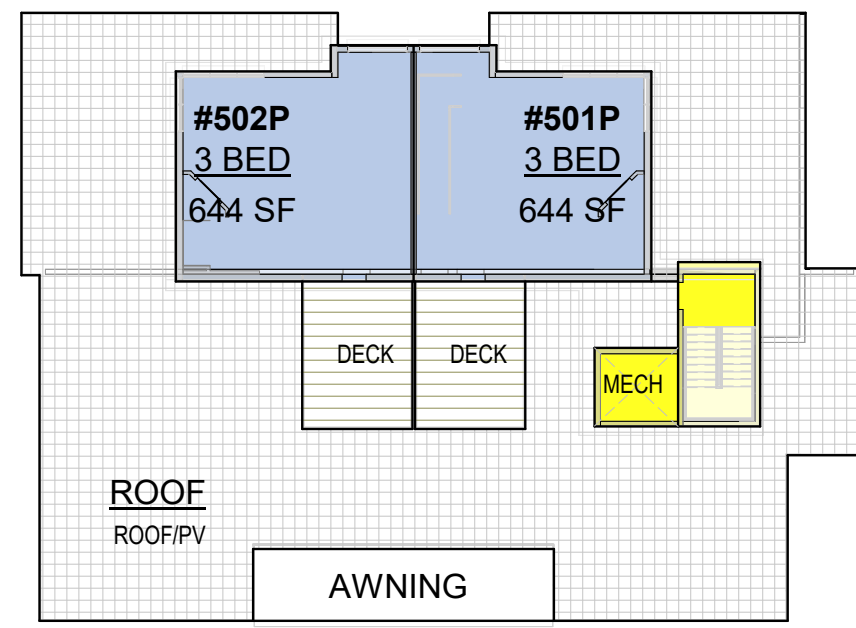
REVISIONS

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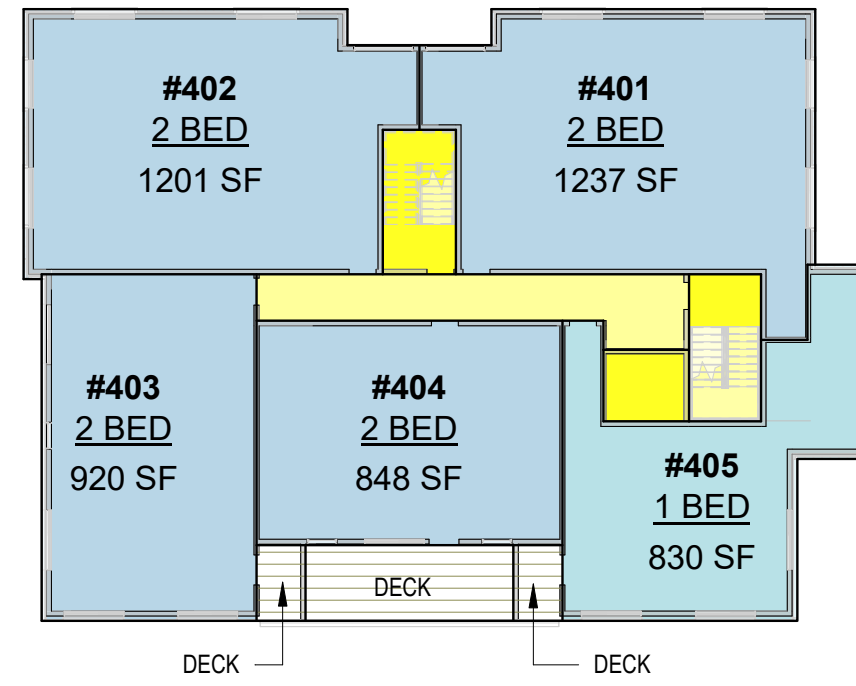
COVER

G-000

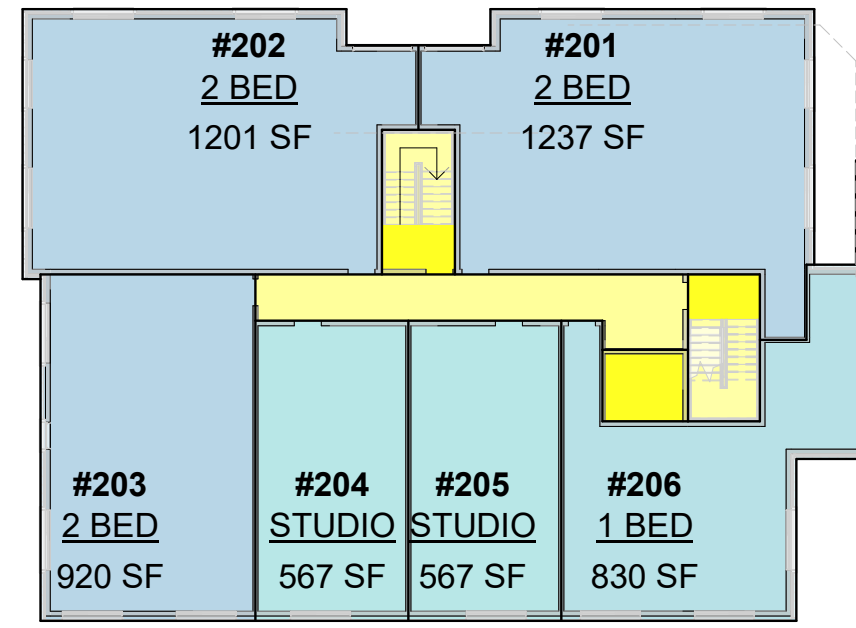
Bartlett Square 2



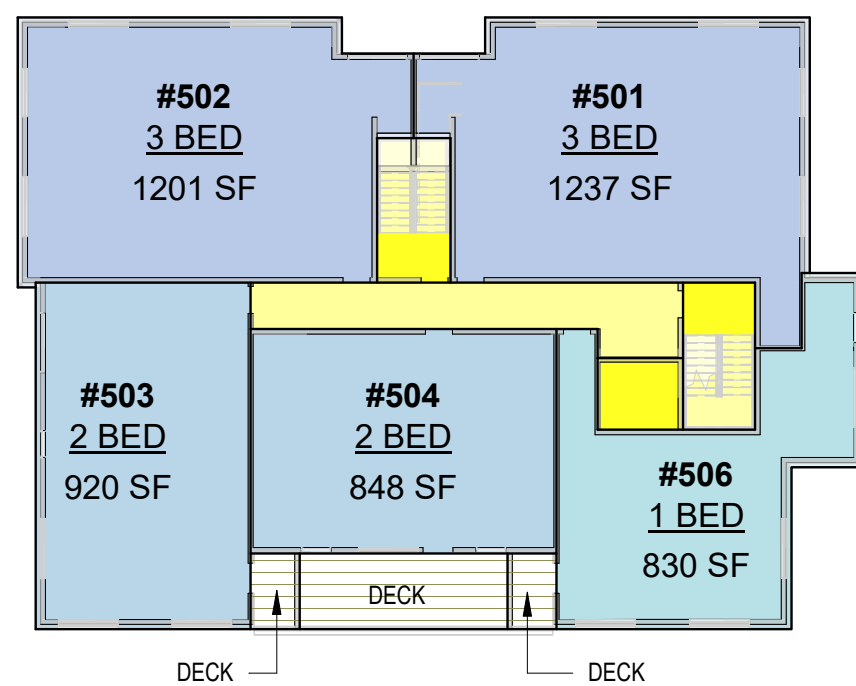
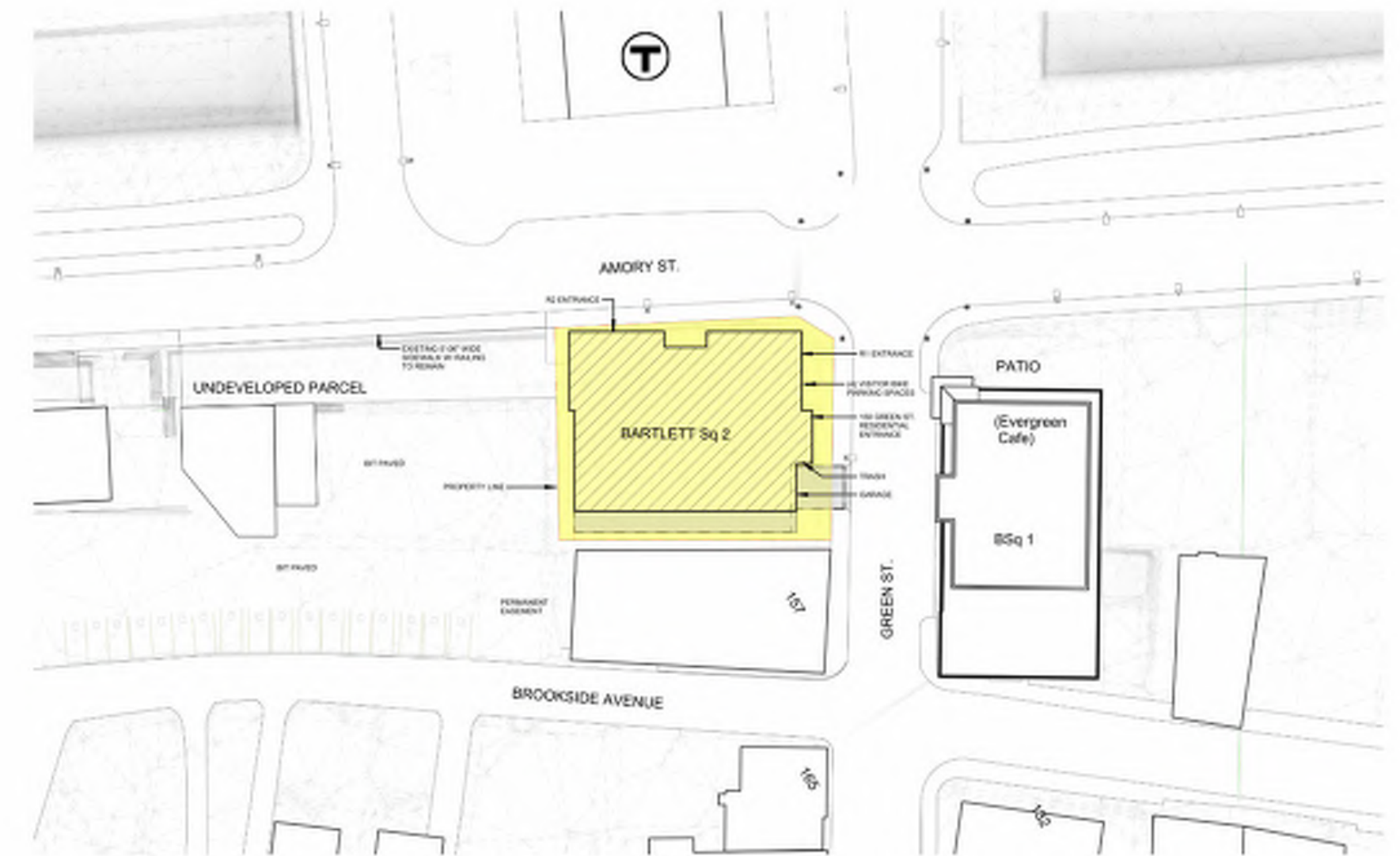
7 G001 ROOF & PENTHOUSE AREA PLAN
3/64" = 1'-0"



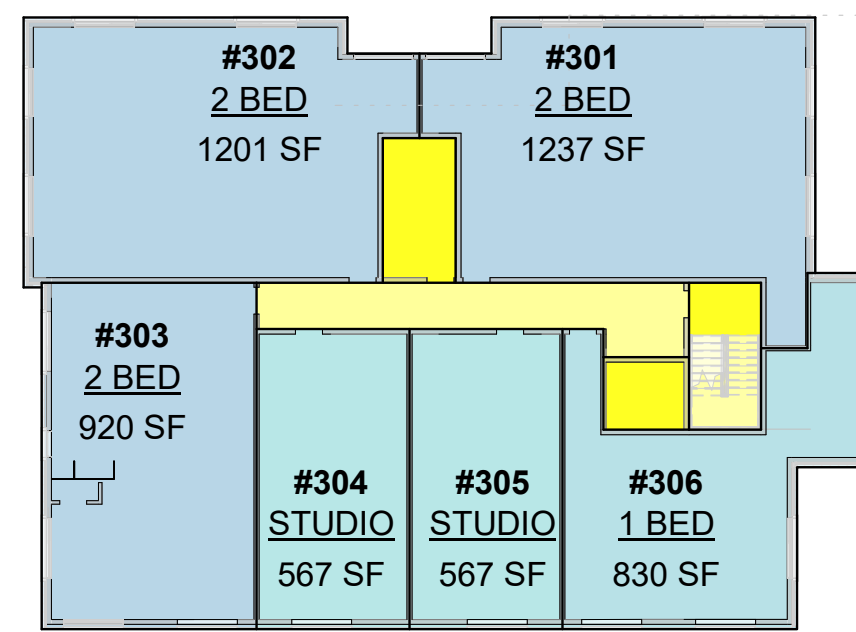
5 G001 LEVEL 04 AREA PLAN
3/64" = 1'-0"



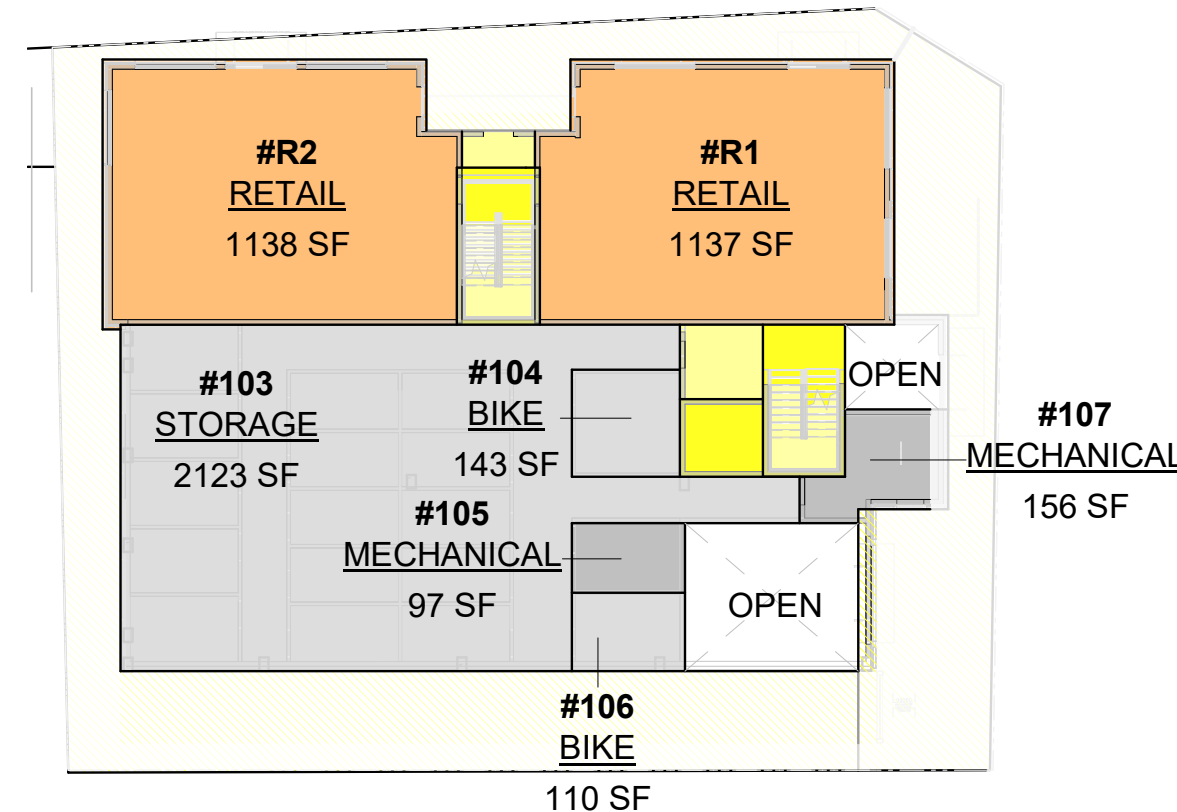
3 G001 LEVEL 02 AREA PLAN
3/64" = 1'-0"



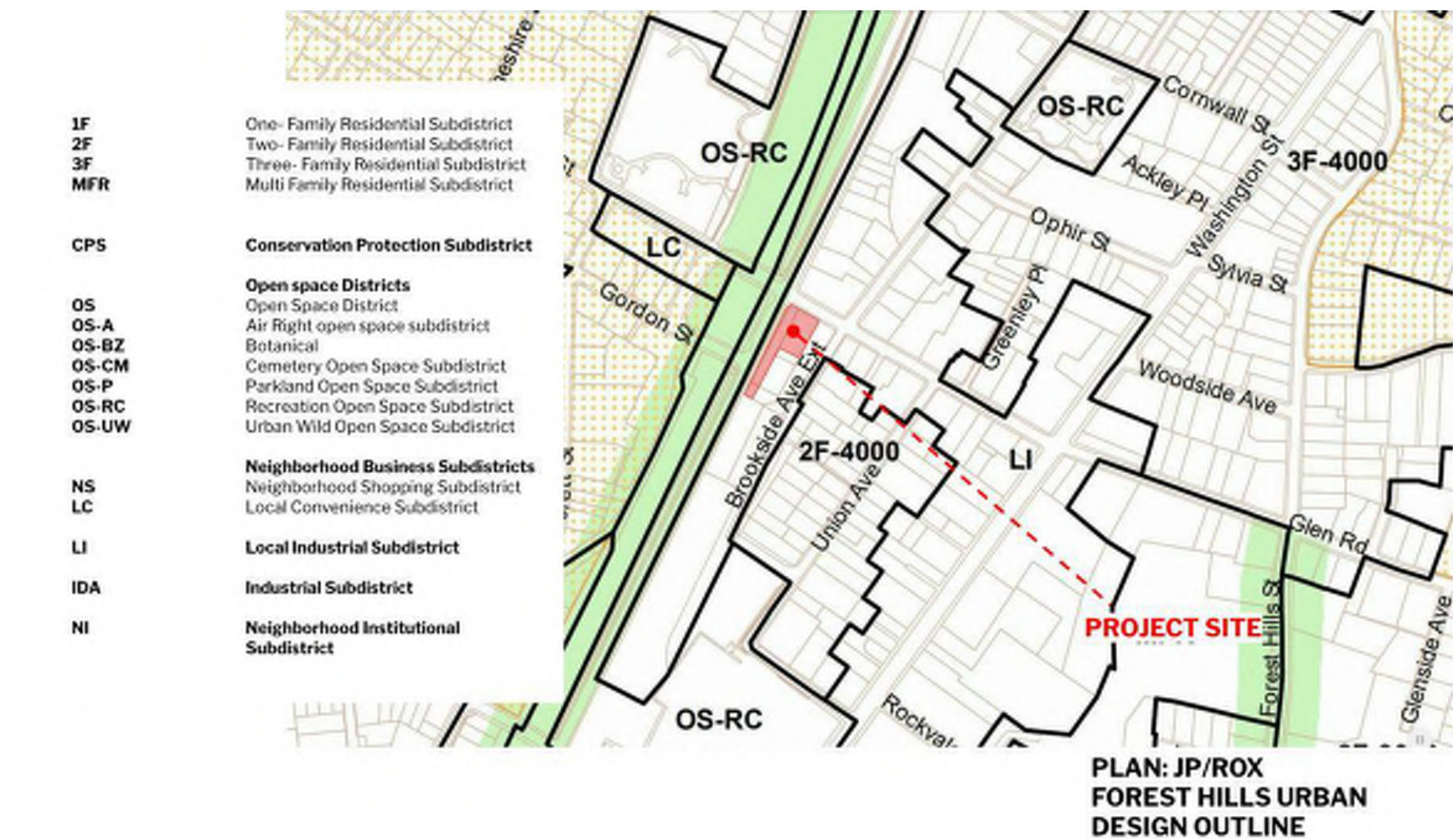
6 G001 LEVEL 05 AREA PLAN
3/64" = 1'-0"



4 G001 LEVEL 03 AREA PLAN
3/64" = 1'-0"



2 G001 LEVEL 01 AREA PLAN
3/64" = 1'-0"

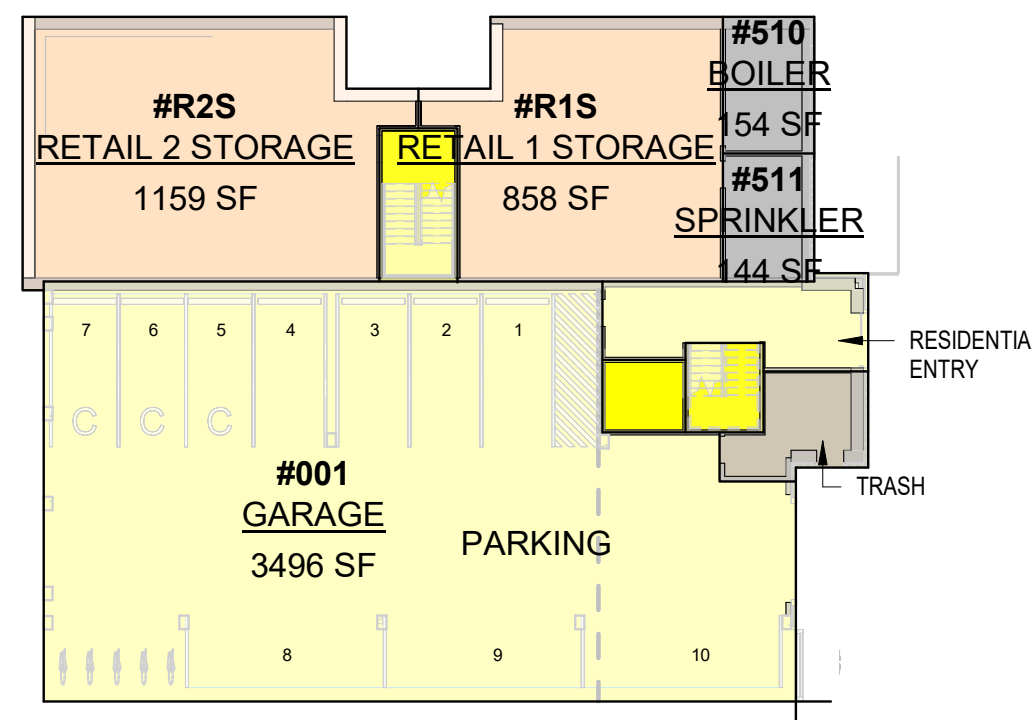


- 1F One-Family Residential Subdistrict
- 2F Two-Family Residential Subdistrict
- 3F Three-Family Residential Subdistrict
- MFR Multi-Family Residential Subdistrict
- CPS Conservation Protection Subdistrict
- OS Open Space Districts
- OS-A Air Right open space subdistrict
- OS-BZ Botanical
- OS-CM Cemetery Open Space Subdistrict
- OS-P Parkland Open Space Subdistrict
- OS-RC Recreation Open Space Subdistrict
- OS-UW Urban Wild Open Space Subdistrict
- NS Neighborhood Business Subdistricts
- LI Local Industrial Subdistrict
- IDA Industrial Subdistrict
- NI Neighborhood Institutional Subdistrict

BARTLETT SQUARE 2															
155 GREEN STREET Jamaica Plain, MA															
RESIDENTIAL UNIT MIX															
UNIT	SF	BD	BA	UNIT	SF	BD	BA	UNIT	SF	BD	BA	UNIT	SF	BD	BA
#201	1,237	2	2	#301	1,237	2	2	#401	1,237	2	2	#501	1,881	3	3
#202	1,201	2	2	#302	1,201	2	2	#402	1,201	2	2	#502	1,845	3	3
#203	920	2	1	#303	920	2	1	#403	920	2	1	#503	920	2	1
#204	567	1	1	#304	567	1	1	#404	848	2	1	#504	848	2	1
#205	567	1	1	#305	567	1	1	#405	830	1	1	#505	830	1	1
#206	830	1	1	#206	830	1	1								

PROJECT FEATURES (11/24/2020)		
5-story building with a partial 6 th story (1 duplex unit)	TRANSPORTATION	BUILDING CONSTRUCTION
Creation of housing, incl 5 affordable units, on a vacant lot opposite an MBTA station	(10) below grade garage parking spaces	5-STORIES BUILDING TYPE-III A CONSTRUCTION OVER
	Improved pedestrian experience in the public area around the site	2-STORIES BUILDING TYPE IA PODIUM
	• narrow existing sidewalk widths: 5-8 Amory St and 6-4 Green St	• 3-HR PODIUM SEPARATION
	• double the widths of the existing sidewalks	• 2 HOUR SEPARATION FOR STAIRS AND ELEVATORS
	• alleviate the pinched corner	• 2-HOUR SEPARATION FOR ALL SHAFTS OVER 4-STORIES
	• create 200 sf "plaza" at the Amory St building entry	
(22) total number of residential units	(24) residential bike parking spaces	TYPE-1A PODIUM CONSTRUCTION
• (2) 3-bedroom	retail bike parking spaces	• STEEL FRAME WITH CONCRETE COMPOSITE DECK
• (12) 2-bedroom		TYPE-III A MULTI FAMILY CONSTRUCTION
• (4) 1-bedroom		• OPEN WEB JOIST FLOOR AND ROOF WITH UP-DOWN SPRINKLER THROUGHOUT
• (4) Studio		
(2) total number of commercial units	9.6 KW rooftop solar array	
• (2) commercial spaces	(2) garage EV charging stations	
• R1 = 1,137 sf, R2 = 1,138 sf	Features for Aging Population	
• targeted toward work studios and local small businesses	• 3,500 lb eco elevator	
	• ADA adaptable units	
(24) total number of units	• underground parking	
• comprised of (6) rental units and (16) ownership units.	• curbless showers	
AFFORDABILITY		
• 21% by total units (5 of 24, including commercial)		
• 23% by residential units (5 of 22) 3 rental at 50%/60%/70% and 2 sale at 80%/100%		
• 13% by condo (2 of 16) 2 units - 2 bedrm and 1 bedrm; 80%/100% AMI		
• 50% by rental (3 of 6) 3 units - 1 bedrm, studio, studio; 50%/60%/70% AMI*		

1 G001 PROJECT INFORMATION
12" = 1'-0"



1 G001 GARAGE LEVEL AREA PLAN
3/64" = 1'-0"

ARTICLE 55 DIMENSIONAL CHART		
TABLE H - Jamaica Plain Neighborhood District - Local Industrial Subdistricts and Industrial Development Areas - Dimensional Regulations		
REGULATION:	ALLOWED:	PROPOSED:
GROSS FLOOR AREA	NO MIN	25,750
MAX FLOOR AREA RATIO	1.0	3.0
MAXIMUM BUILDING HEIGHT	35'-00"	65'-0"
MINIMUM LOT SIZE	NONE	8,585 SF
MINIMUM LOT AREA PER D.U.	NONE	390 SF
MINIMUM USABLE OPEN SPACE (S.F./D.U.)	50	102.5 = 2,250 / 22
MINIMUM LOT WIDTH	NONE	84.6'
MINIMUM LOT FRONTAGE	NONE	142.7
MINIMUM FRONT YARD	NONE	1'-07" SETBACK
MINIMUM SIDE YARD	NONE	5'-00"
MINIMUM REAR YARD	20'-00"	CORNER LOT / SIDE YARD ONLY

2 G001 ZONING INFORMATION
12" = 1'-0"

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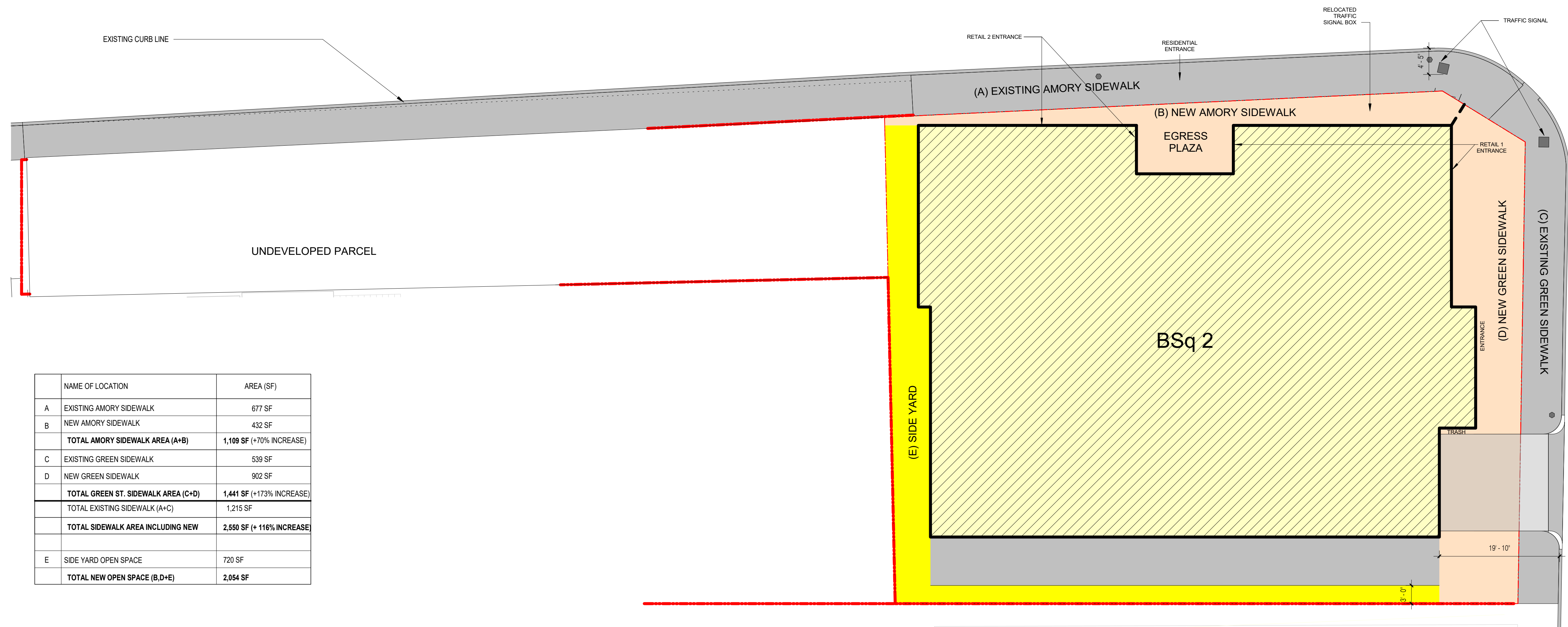
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PROJECT INFORMATION

G-001

Bartlett Square 2



	NAME OF LOCATION	AREA (SF)
A	EXISTING AMORY SIDEWALK	677 SF
B	NEW AMORY SIDEWALK	432 SF
TOTAL AMORY SIDEWALK AREA (A+B)		1,109 SF (+70% INCREASE)
C	EXISTING GREEN SIDEWALK	539 SF
D	NEW GREEN SIDEWALK	902 SF
TOTAL GREEN ST. SIDEWALK AREA (C+D)		1,441 SF (+173% INCREASE)
TOTAL EXISTING SIDEWALK (A+C)		1,215 SF
TOTAL SIDEWALK AREA INCLUDING NEW		2,550 SF (+ 116% INCREASE)
E	SIDE YARD OPEN SPACE	720 SF
TOTAL NEW OPEN SPACE (B,D+E)		2,054 SF

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① G002 SITEPLAN (SIDEWALK STUDY)
1" = 10'-0"



VIEW TOWARDS GREEN STREET



VIEW OF UNDEVELOPED PAN-HANDLE PORTION OF SITE



VIEW OF UNDEVELOPED PAN-HANDLE PORTION OF SITE



VIEW OF EXISTING SITE AMORY GREEN INTERSECTION



AERIAL VIEW OF EXISTING SITE

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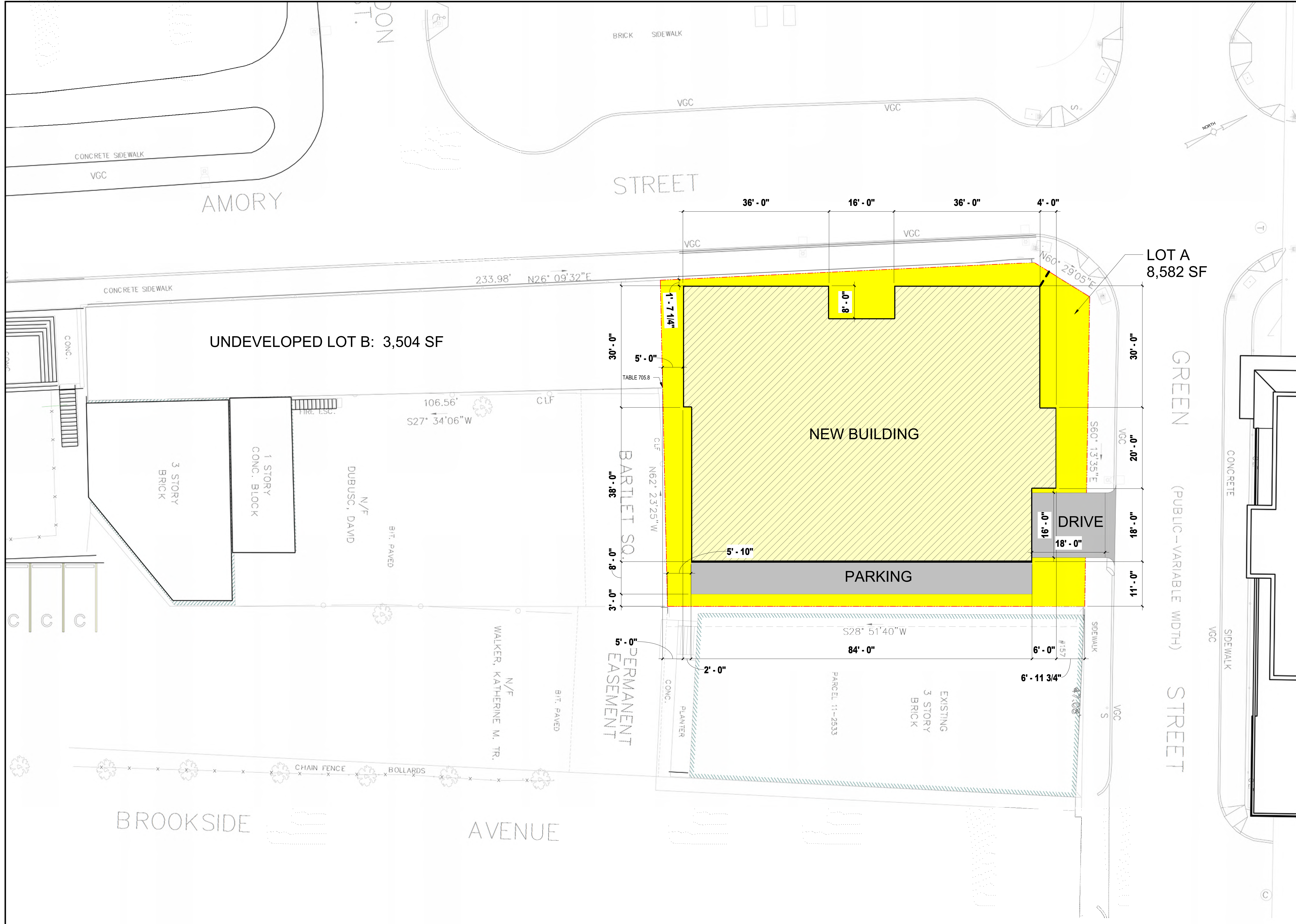
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SIDEWALK PLAN

G-002

Bartlett Square 2



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Scale: 3/32" = 1'-0"

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SITE PLAN

A-001
Bartlett Square 2

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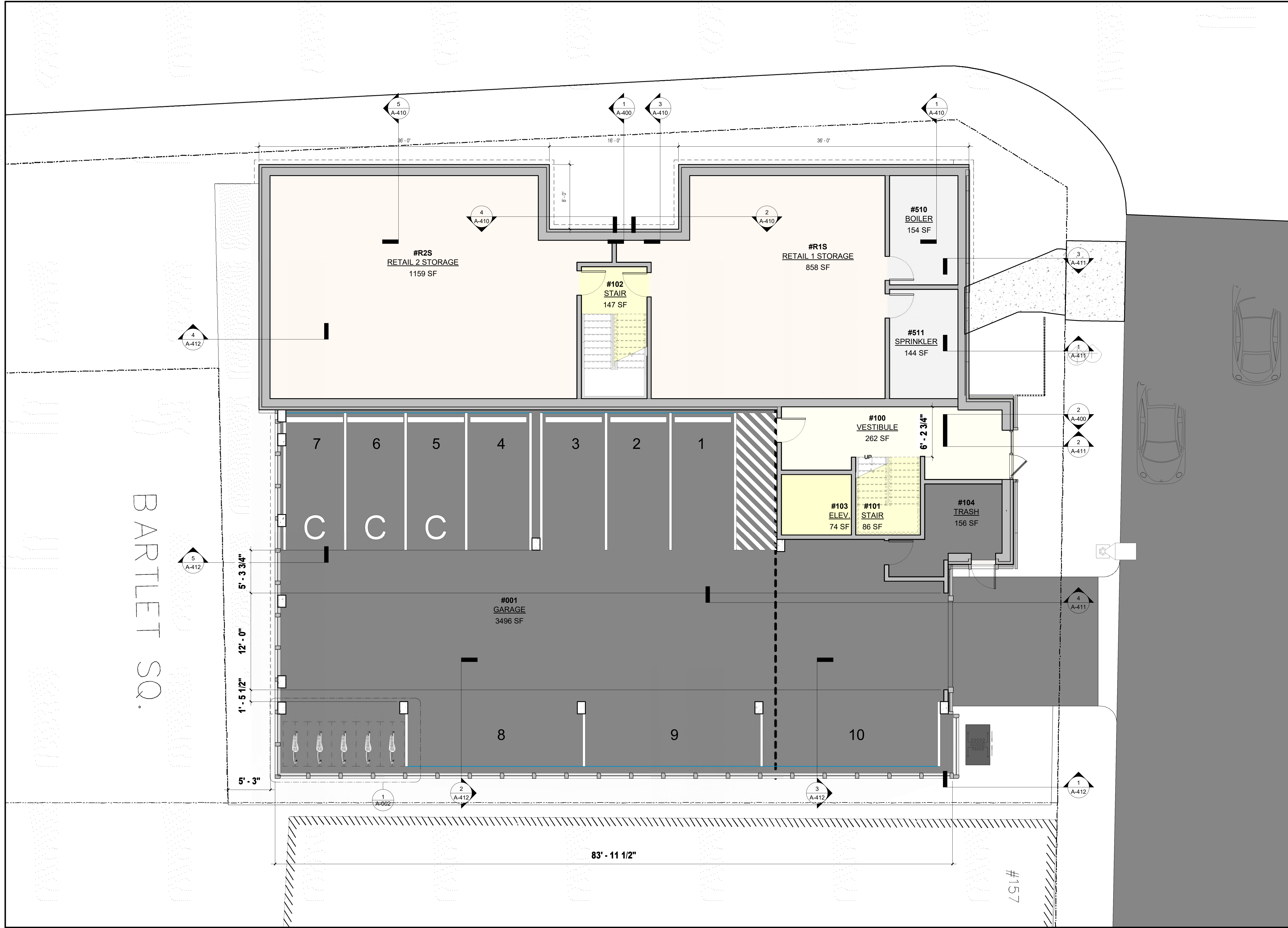
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 Scale 3/16" = 1'-0"

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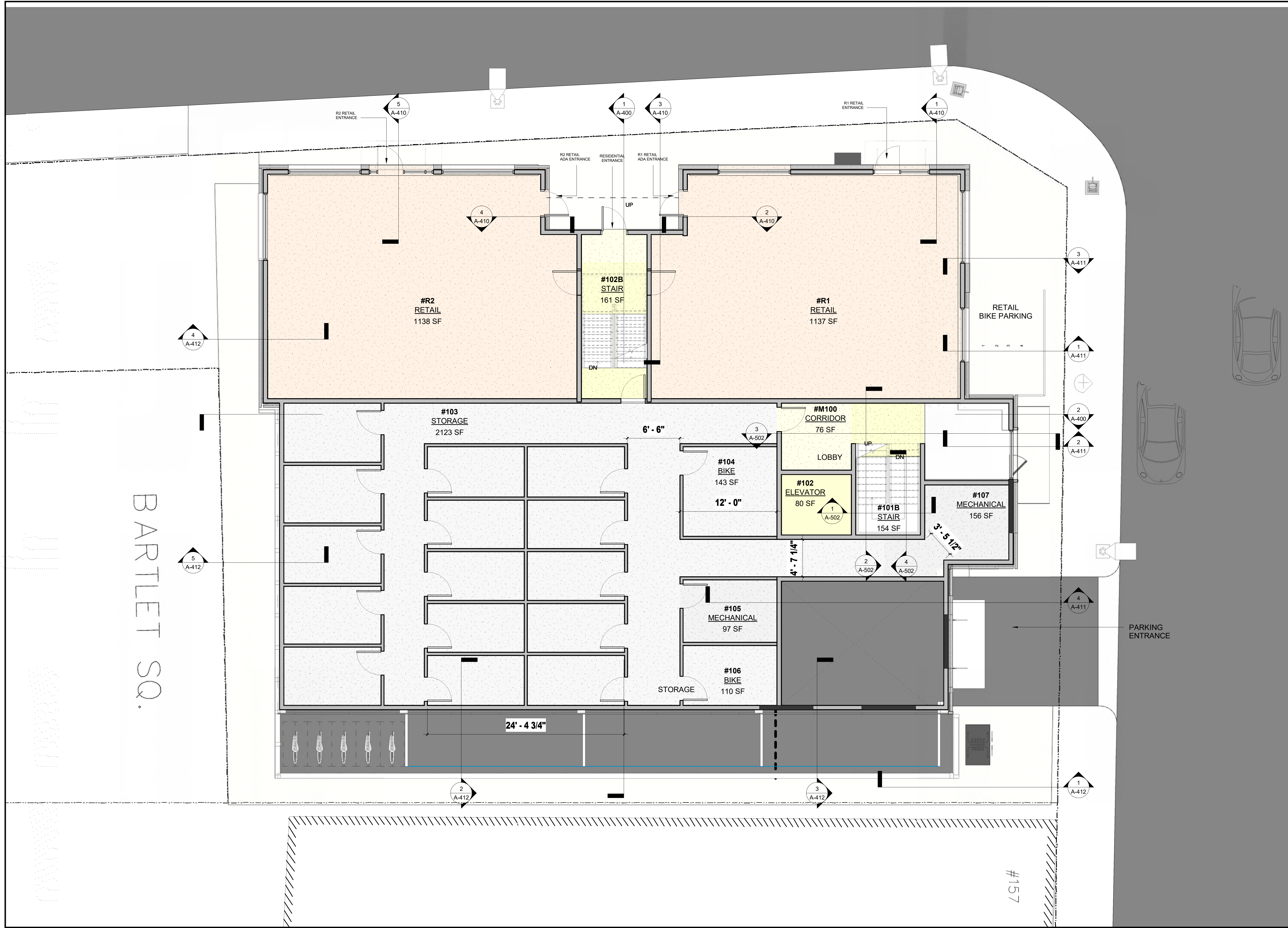
GARAGE LEVEL PLAN

A-100
 Bartlett Square 2



BARTLETT SQ.

#157



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LEVEL 01 BUILDING PLAN

A-101
 Bartlett Square 2

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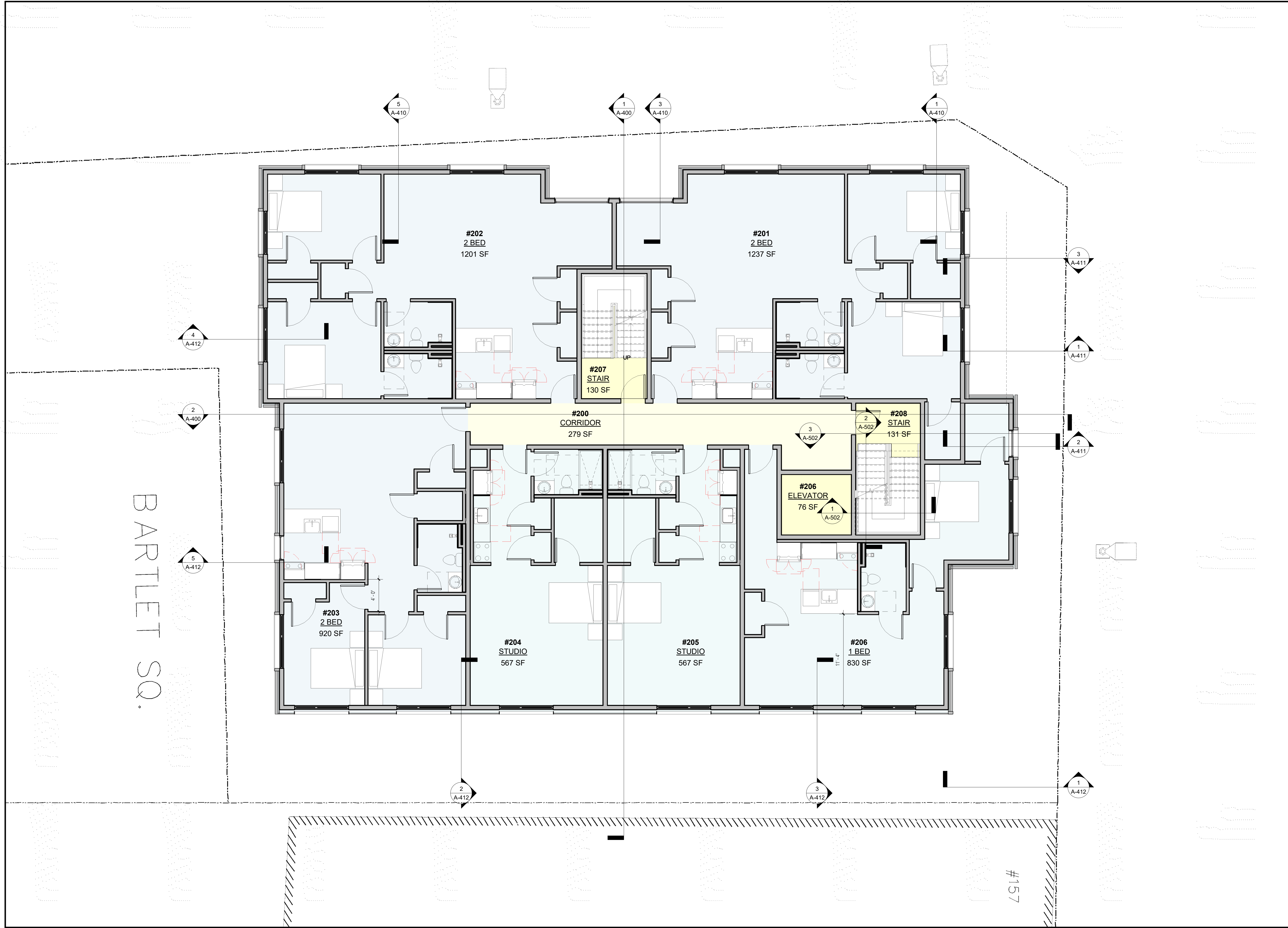
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LEVEL 02 BUILDING PLAN

A-102
 Bartlett Square 2



BARTLETT SQ.

#157

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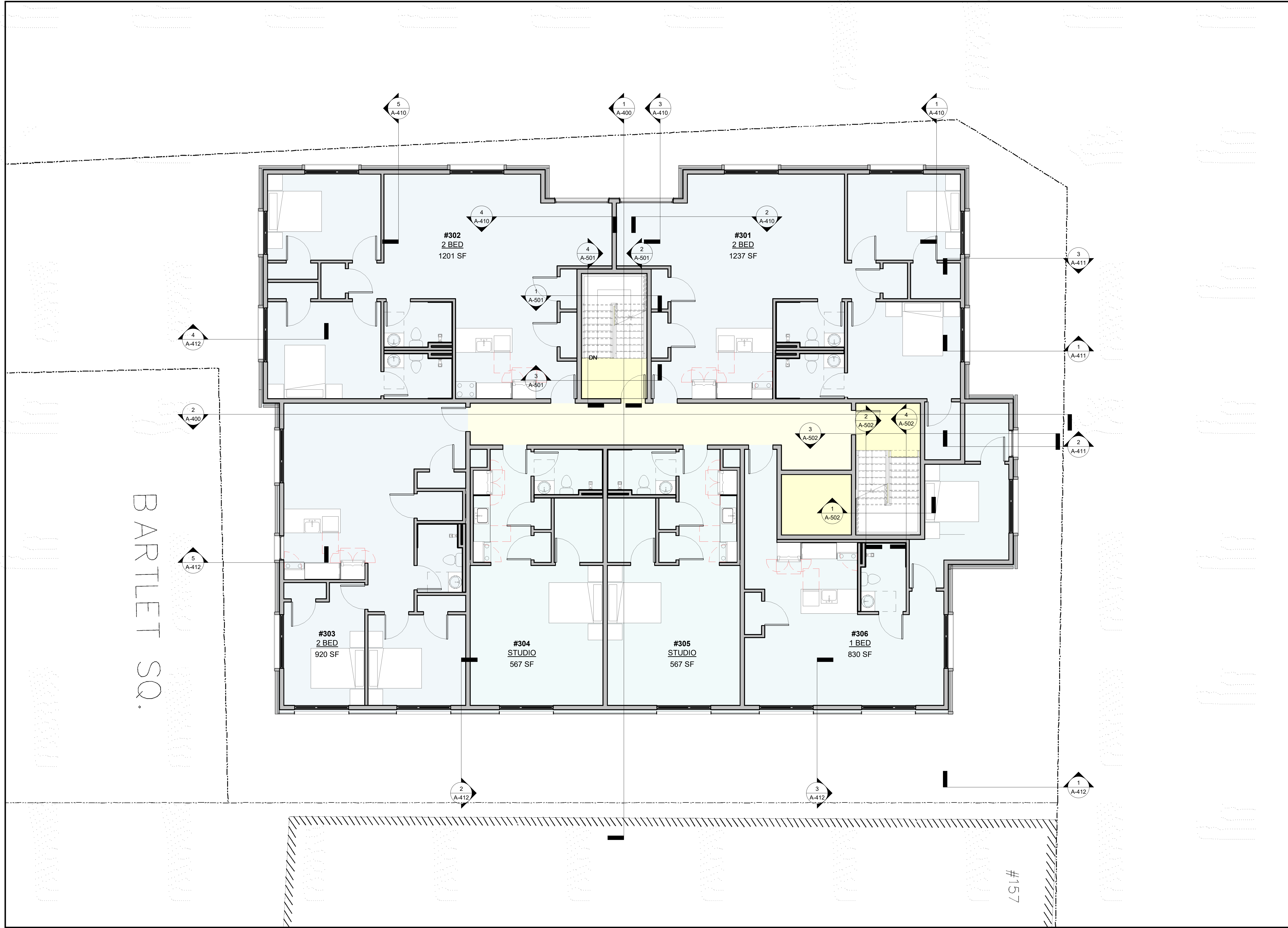
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LEVEL 03 BUILDING PLAN

A-103
 Bartlett Square 2



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LEVEL 04 BUILDING PLAN

A-104
 Bartlett Square 2



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LEVEL 05 BUILDING PLAN

A-105
 Bartlett Square 2



BARTLETT SQ.

#157

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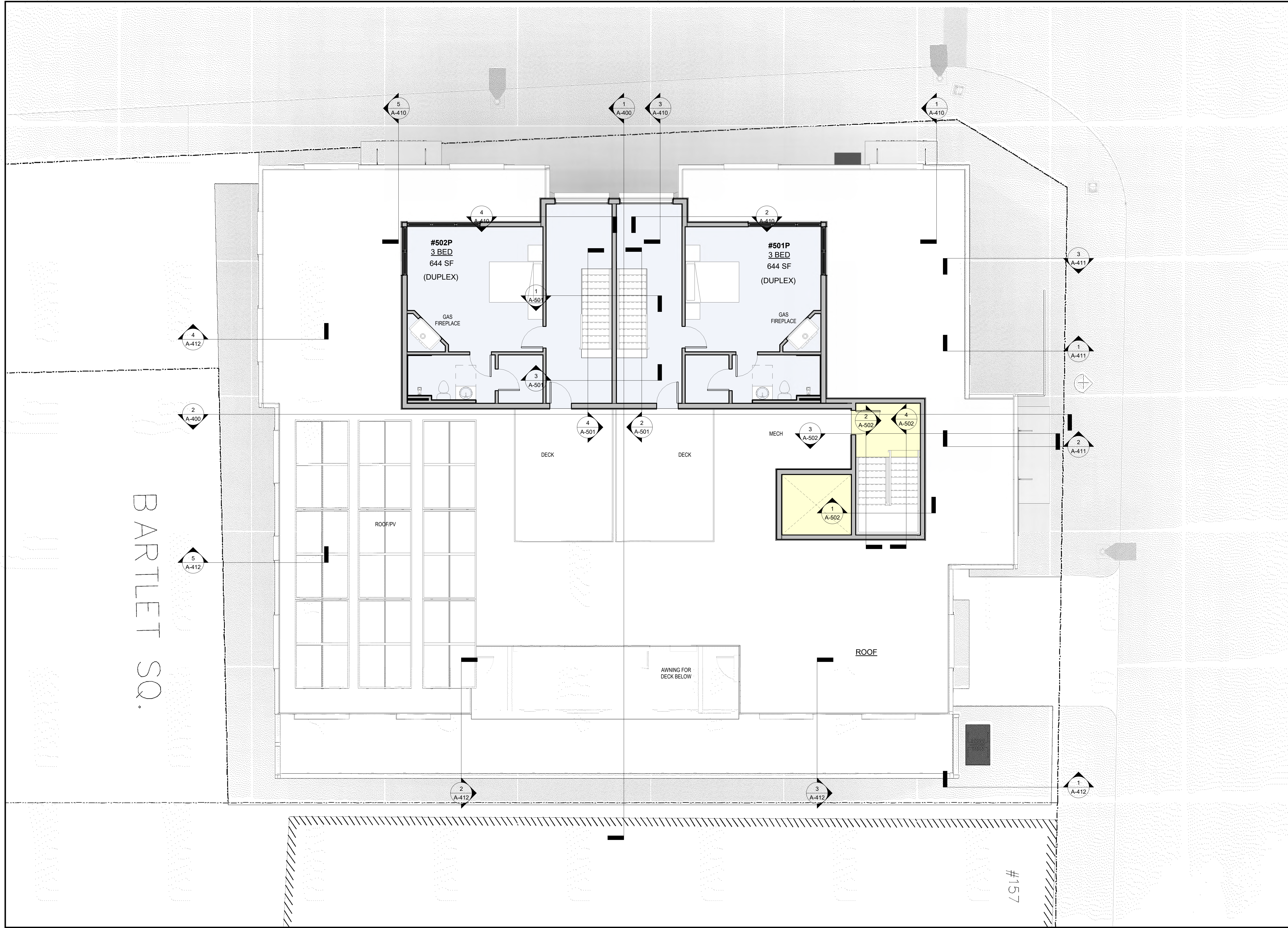
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ROOF & PENTHOUSE PLAN

A-106
 Bartlett Square 2





④ A300 SOUTH LOTLINE VIEW
1" = 10'-0"



③ A300 BROOKSIDE ELEVATION
1" = 10'-0"



② A300-GREEN ELEVATION
1" = 10'-0"



① A300 AMORY ELEVATION
1" = 10'-0"

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**COMPOSITE
BUILDING
ELEVATIONS**
A-300
Bartlett Square 2



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 Scale 1/4" = 1'-0"

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**WEST ELEVATION -
 AMORY STREET**

A-301
 Bartlett Square 2



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NORTH ELEVATION - GREEN STREET

A-302
 Bartlett Square 2

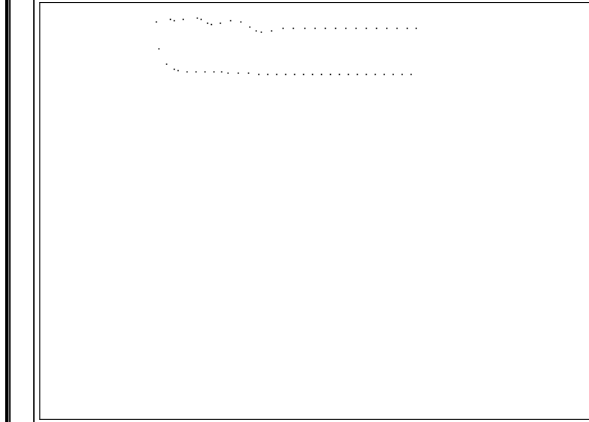
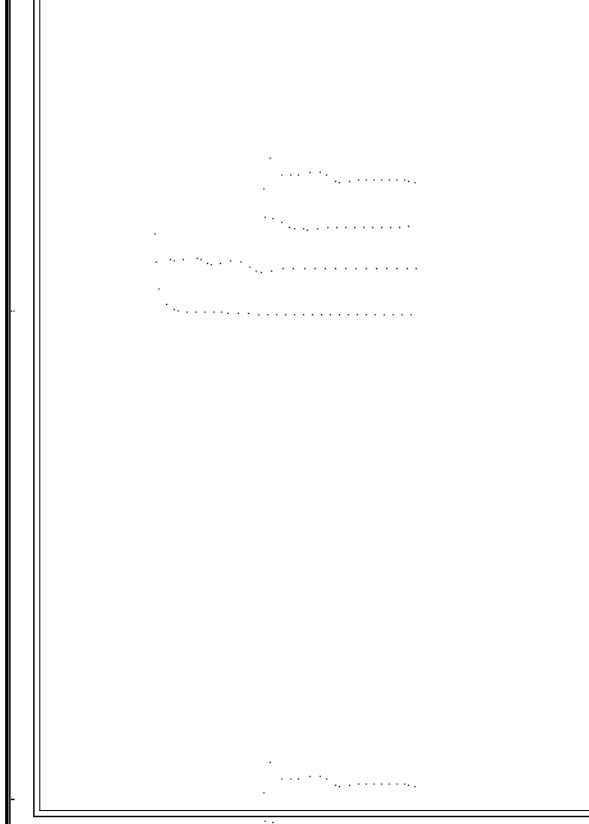


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EAST ELEVATION - 157 GREEN ABUTTER

A-303
 Bartlett Square 2

4
A-410

4
A-412

5
A-412

1
A-412

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**SOUTH ELEVATION -
NON-ABUTTER**

A-304

Bartlett Square 2



FREEDOM GREY
STANDING SEAM
METAL PANELS

BRICK CORNICE
W/ GRANITE CAP

OBSIDIAN BLACK
BRICK

DARK STONE
LINTEL

DARK STONE
LUGGED SILL

ENTRY CANOPY

ROOF DECK

FREEDOM GREY
STANDING SEAM
METAL PANELS

MESH SCREEN WALL

GARAGE SERVICE EXIT

109' - 0"

98' - 4"

88' - 6"

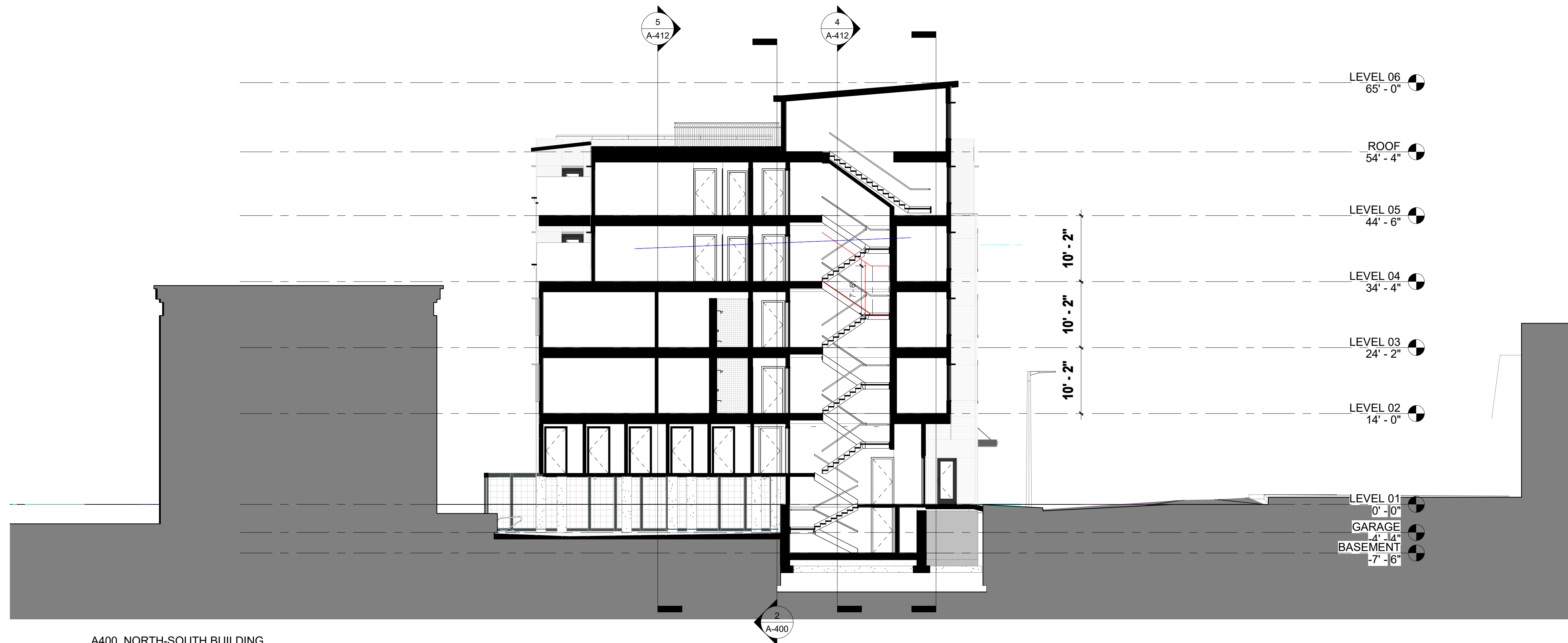
78' - 4"

68' - 2"

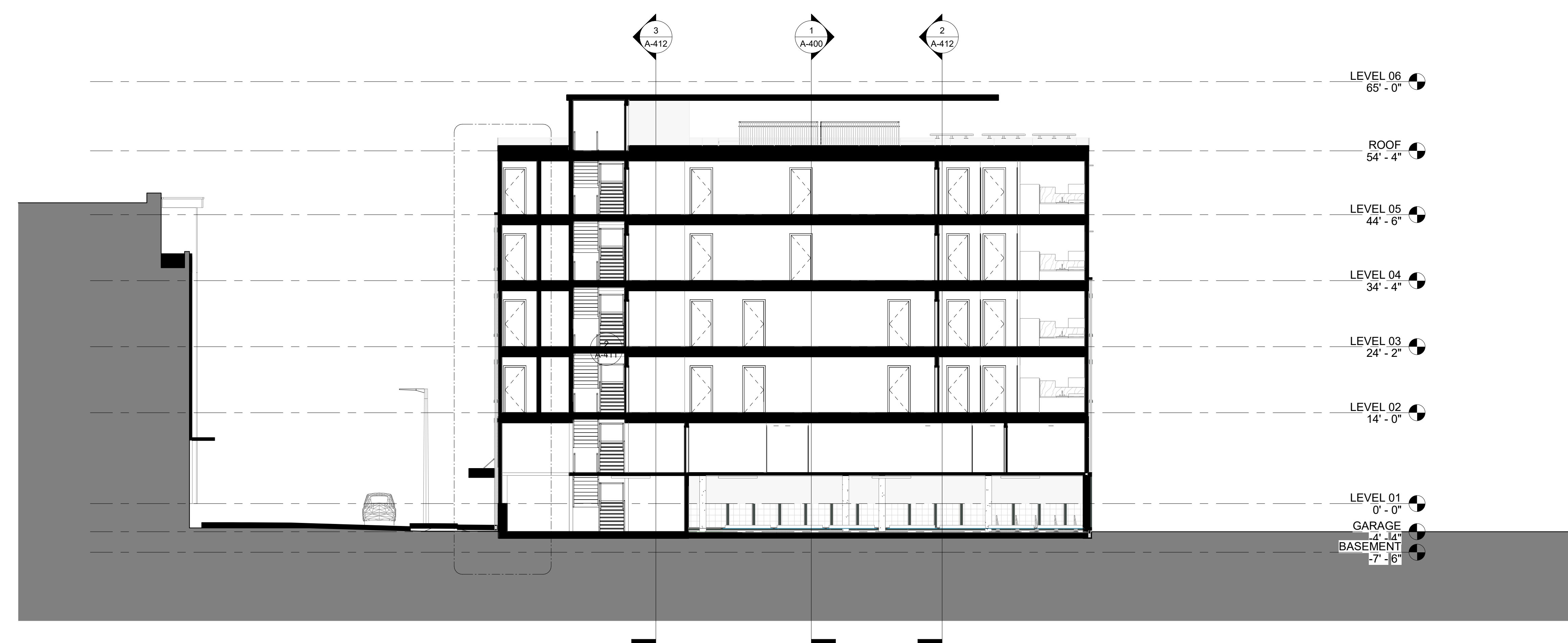
58' - 0"

44' - 0"

36' - 6"



① A400 NORTH-SOUTH BUILDING SECTION
1" = 10'-0"



② A400 EAST-WEST BUILDING SECTION
1" = 10'-0"

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BUILDING SECTIONS

A-400
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ROOF
54' - 4"

LEVEL 05
44' - 6"

LEVEL 04
34' - 4"

LEVEL 03
24' - 2"

LEVEL 02
14' - 0"

LEVEL 01
0' - 0"

GARAGE
-4' - 4"

BASEMENT
-7' - 6"

⑤ A410_AMORY RETAIL 2 STREETENTRY
1/4" = 1'-0"

② A410_R1 ADA ENTRY
1/4" = 1'-0"

③ A410_AMORY PLAZA ADA ACCESS
1/4" = 1'-0"

④ A410_R2 ADA ENTRY
1/4" = 1'-0"

① A410_AMORY CORNER
1/4" = 1'-0"

REGISTRATION

DRAFT PRINT
12/01/2023

PLANNING REVIEW

Project number 2002
Date DECEMBER 11th, 2023
Drawn by Author
Checked by Checker
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

WALL SECTIONS

A-410
Bartlett Square 2

PROJECT NAME
BARTLETT SQUARE 2

PROJECT ADDRESS:
155 GREEN ST.
Boston, MA 02130

ARCHITECT
Olinger Architects
77 PLEASANT STREET
CAMBRIDGE, MA 02139
TELEPHONE: 857-777-6108
EMAIL: INFO@OLINGER.IO

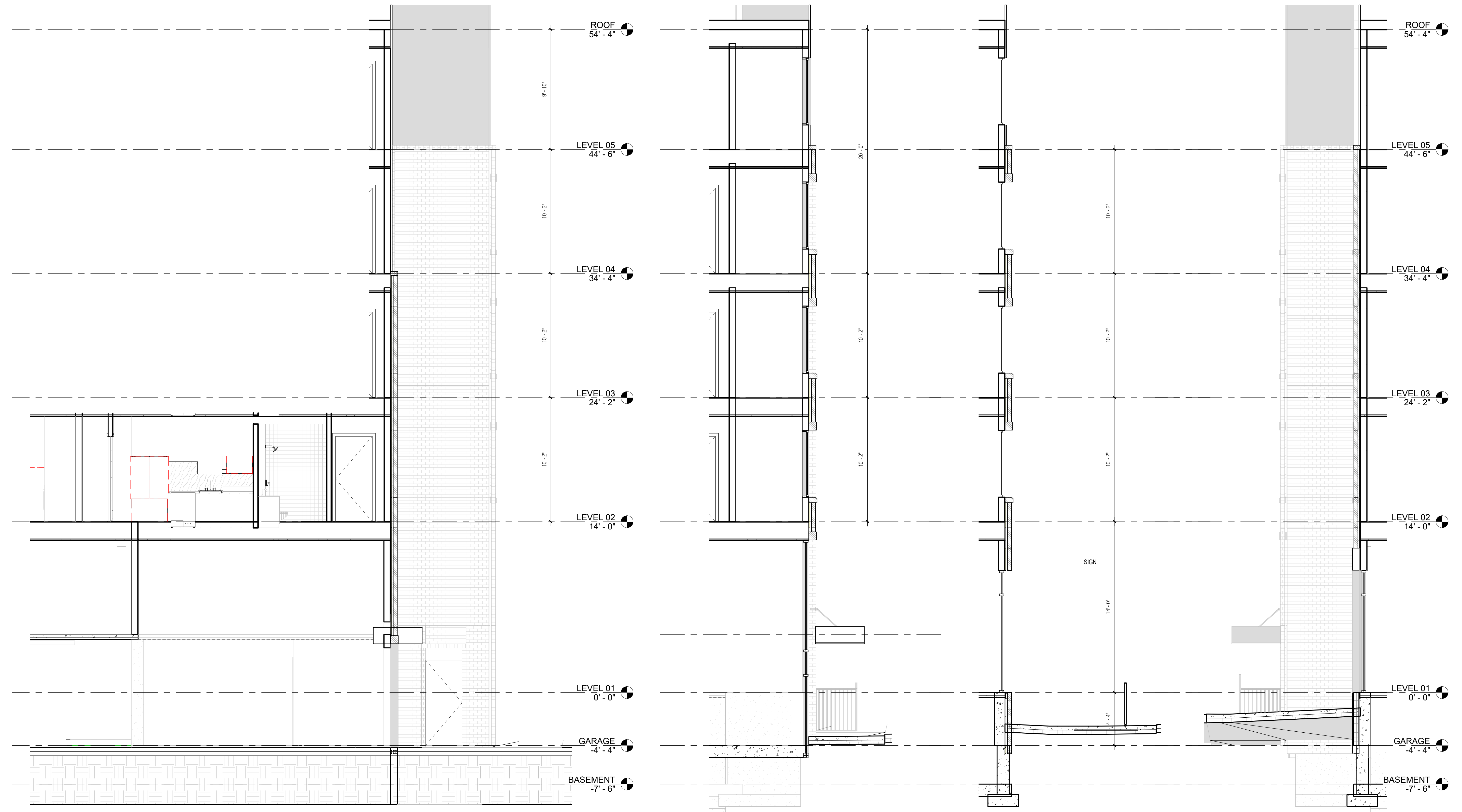
REGISTRATION
DRAFT PRINT
12/01/2023

PLANNING REVIEW
Project number 2002
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

WALL SECTIONS
A-411
Bartlett Square 2



④ A410 GREEN PARKING ENTRANCE
1/4" = 1'-0"

② A410 GREEN RETAIL 1 STOOP
1/4" = 1'-0"

① A410 BAY WINDOW 1
1/4" = 1'-0"

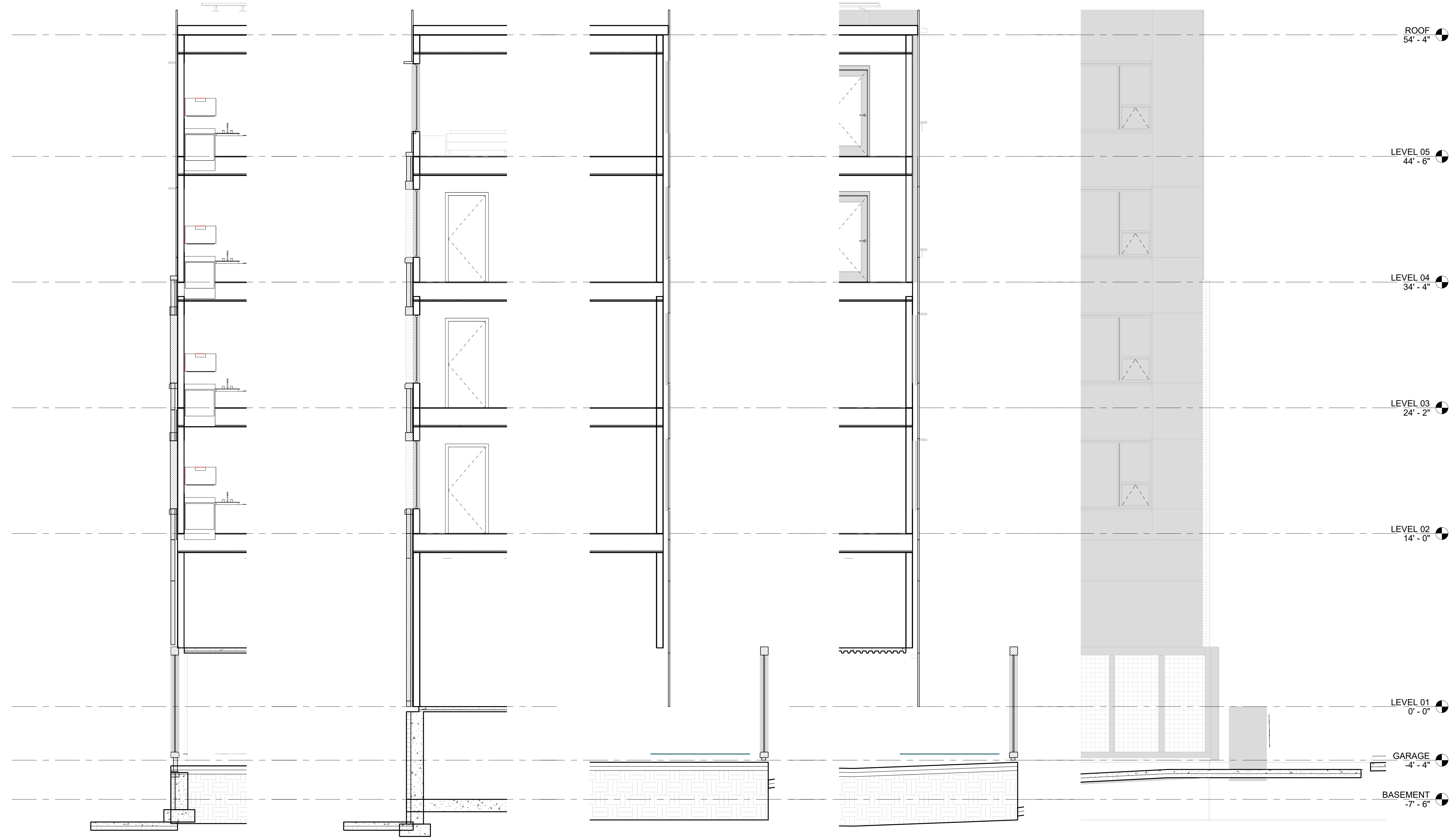
③ A410 GREEN CORNER
1/4" = 1'-0"

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BARTLETT SQUARE 2

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 155 GREEN ST.
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ROOF
54' - 4"

LEVEL 05
44' - 6"

LEVEL 04
34' - 4"

LEVEL 03
24' - 2"

LEVEL 02
14' - 0"

LEVEL 01
0' - 0"

GARAGE
-4' - 4"

BASEMENT
-7' - 6"

⑤ A412_SOUTH SCREEN WALL
1/4" = 1'-0"

④ A412_SOUTH BAY WINDOW
1/4" = 1'-0"

③ A412_157 GREEN LOTLINE 2
1/4" = 1'-0"

② A412_157 GREEN LOTLINE 1
1/4" = 1'-0"

① A412_157 GREEN ALLEY
1/4" = 1'-0"

REGISTRATION

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WALL SECTIONS

A-412
 Bartlett Square 2