

Inspectional Services Department
1010 Mass Ave
Boston, MA 02118

December 21, 2020

**RE: Building permit application
450-456 Amory St., Jamaica Plain, MA
aka Bartlett Sq II**

Dear ISD Zoning Examiner:

As manager of Bartlett Sq Properties, LLC, the owner-developer of 450-456 Amory St, Jamaica Plain, I am pleased to submit the enclosed building permit application for a new mixed-use building of approximately 30,000 sq feet. I anticipate the project will require zoning relief from the Zoning Board of Appeals of the City of Boston. The five (5) expected variances from Article 55 are as follows:

- Residential use in an Local Industrial sub-district
- Excessive height
- Insufficient rear yard
- Insufficient parking (0.75 ratio meets BTDR requirement of <1.0)
- Excessive floor area ratio (FAR)

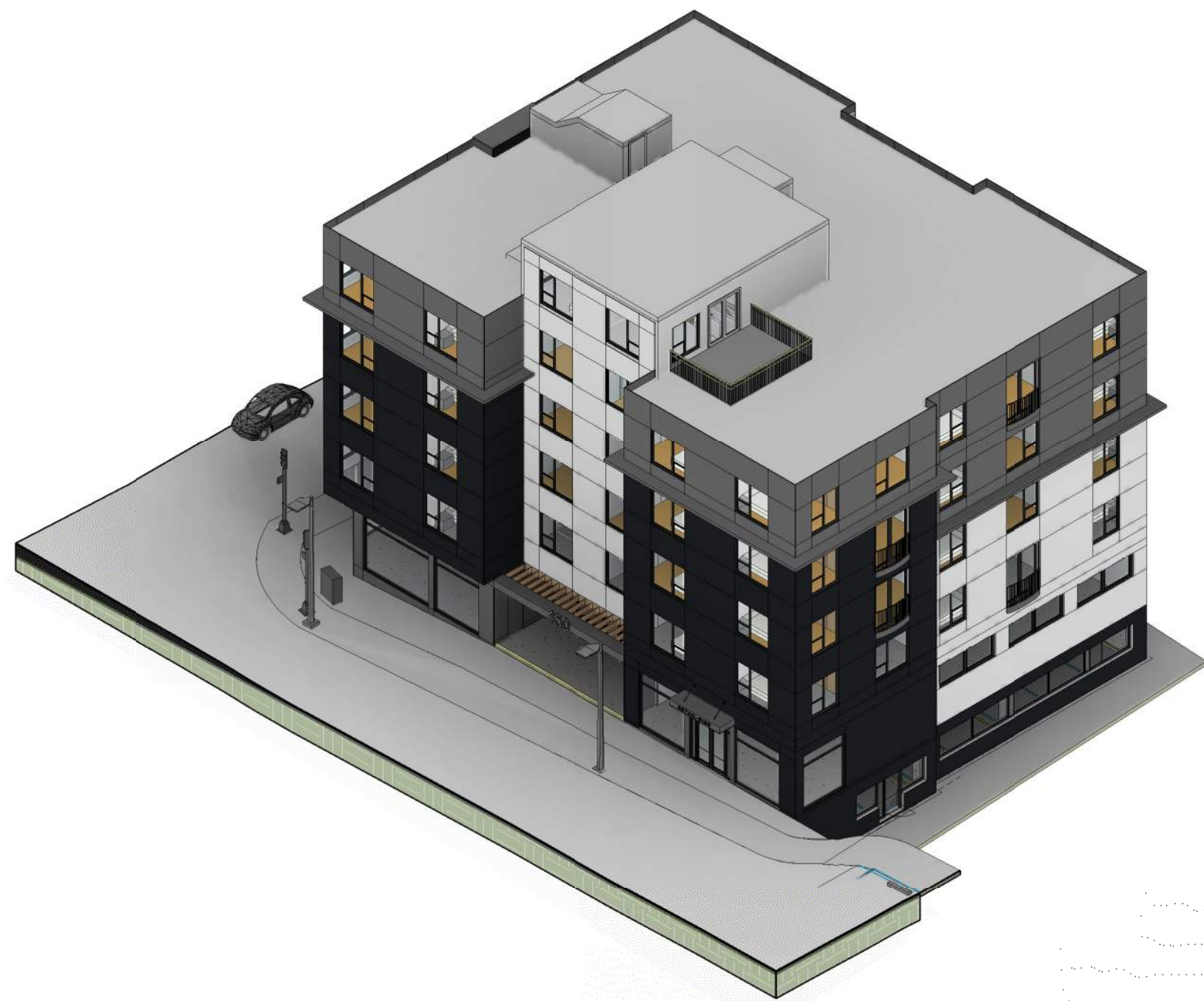
Situated on approximately 10,000 square feet of vacant land opposite the Green Street MBTA Station on the Orange Line, the Project proposes a new mixed-use, 5-story building consisting of 20 residential units (15 condos and 5 rentals) above two ground-level retail spaces. A below-grade parking garage for 15 vehicles would have access from Green St. Five (5) of the residential units (2 condos and 3 apartments, 25% total residential units) will be designated as affordable per the City of Boston guidelines.

Construction calls for a podium-type building with a wood frame for the residential units above a steel and concrete slab for the garage and commercial space. Four (4) full floors and 750 sf of a duplex with a private deck on the roof comprise the residential component of the project. All plans, features and project changes can be viewed on www.bartlettsq2.com. Accordingly, we are now pleased to submit the enclosed application for zoning review.

Thank you for your consideration of the application, and I look forward to working with you and the staff at ISD toward a successful outcome.

Respectfully submitted,

Chris DeSisto
Bartlett Sq Properties, LLC
(617) 549-0793



BARTLETT SQUARE 2

450 AMORY STREET
JAMAICA PLAIN
BOSTON, MA 02130

DEVELOPER: MAPLE HURST BUILDERS

BUILDING PERMIT APPLICATION SET
ISSUED: DECEMBER 3rd, 2020
UPDATED: JANUARY 25th, 2021

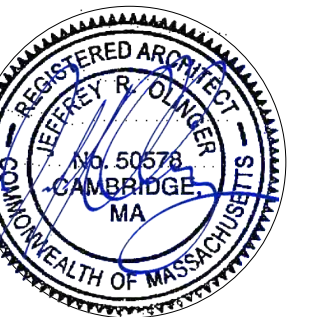
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
G-000	COVER	12/03/2020	01/25/2021
G-001	PROJECT INFORMATION	12/03/2020	01/25/2021
G-002	SIDEWALK PLAN	12/03/2020	
G-003	LIFE SAFETY PLANS	12/16/20	
A-001	SITE PLAN	12/03/2020	
A-100	GARAGE LEVEL PLAN	12/03/2020	01/25/2021
A-101	LEVEL 01 BUILDING PLAN	12/03/2020	
A-102	LEVEL 02 BUILDING PLAN	12/03/2020	
A-103	LEVEL 03 BUILDING PLAN	12/03/2020	
A-104	LEVEL 04 BUILDING PLAN	12/03/2020	
A-105	LEVEL 05 BUILDING PLAN	12/03/2020	
A-106	ROOF & PENTHOUSE PLAN	12/03/2020	
A-300	COMPOSITE BUILDING ELEVATIONS	12/03/2020	
A-301	WEST ELEVATION - AMORY STREET	12/03/2020	
A-302	NORTH ELEVATION - GREEN STREET	12/03/2020	
A-303	EAST ELEVATION - 157 GREEN ABUTTER	12/03/2020	
A-304	SOUTH ELEVATION - NON-ABUTTER	12/03/2020	
A-400	BUILDING SECTIONS	12/03/2020	
A-410	WALL SECTIONS	12/03/2020	
A-411	WALL SECTIONS	12/03/2020	
A-500	STAIR PLANS	12/03/2020	
A-501	STAIR 1 SECTIONS	12/03/2020	
A-502	STAIR 2 SECTIONS	12/03/2020	

PROJECT NAME
450 AMORY STREET

PROJECT ADDRESS:
450 Amory St
Boston, MA 02130

ARCHITECT
Olinger Architects
281 CONCORD AVENUE
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REGISTRATION



PLANNING REVIEW

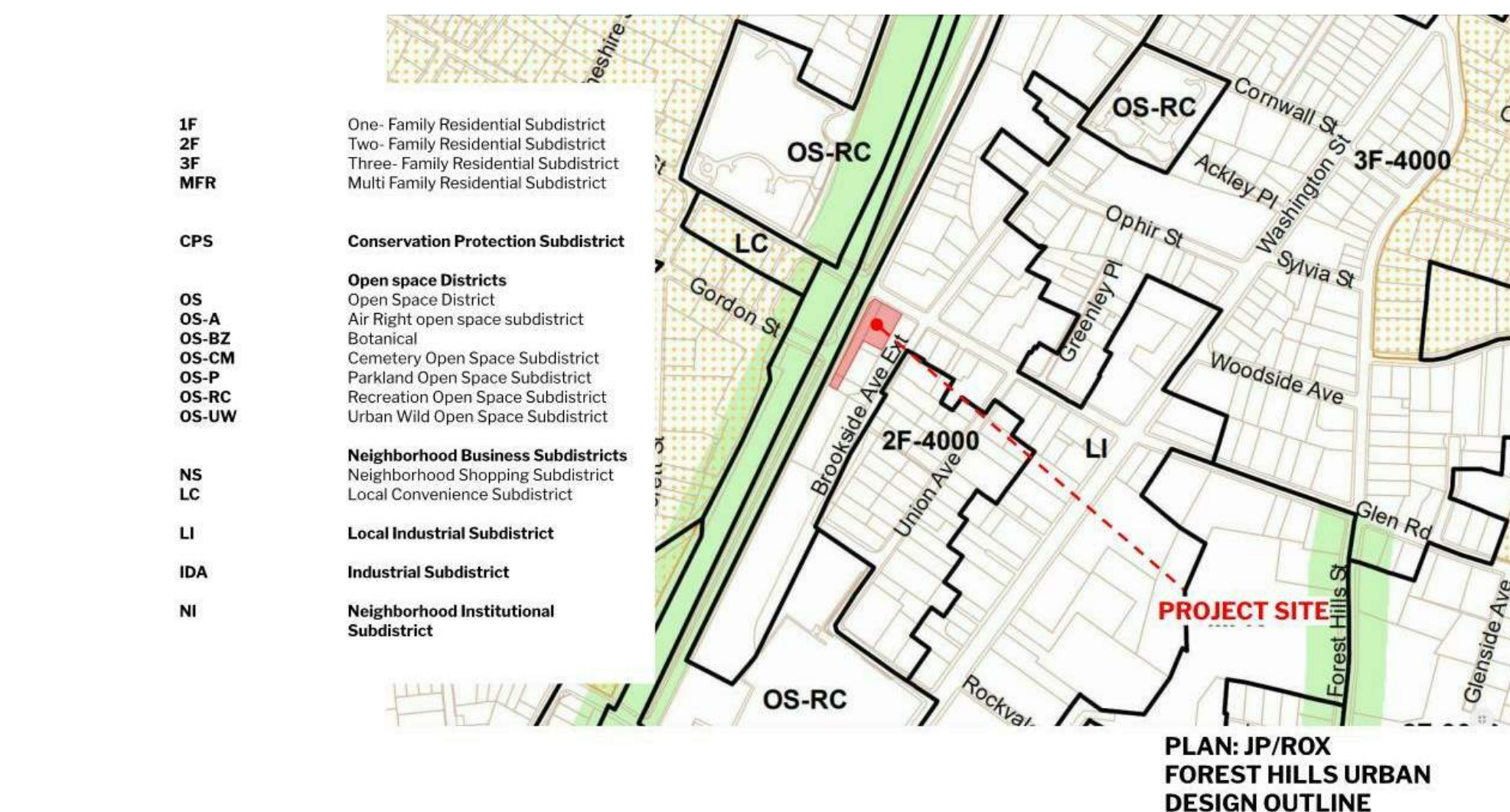
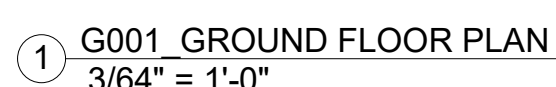
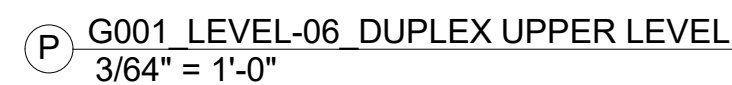
Project number 2002
Date NOVEMBER 03rd, 2020
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date
1	BPA REVIEW RESPONSE	01/25/2021

COVER

G-000
450 AMORY STREET



i G001_PROJECT INFORMATION
12" = 1'-0"



(Z) G001_ZONING INFORMATION
12" = 1'-0"

450 AMORY STREET

BUILDING CODE REVIEW INTERNATIONAL BUILDING CODE-2015 EDITION

SECTION 506.2: USE GROUP - MIXED USE

BUILDING A		USE GROUP		CONSTRUCTION TYPE		ALLOWED		INCREASE		TOTAL ALLOWED	PROVIDED		REMARKS
NO	FLOOR					AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STO.		AREA S.F.	STORIES/ HEIGHT	
1	GARAGE	"S2"	STORAGE	III-A	NON-COMBUSTIBLE PROTECTED	14,000	3	NOT USED	1	42,000	5,743	1	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
1	FIRST	"M"	RETAIL	III-A	COMBUSTIBLE PROTECTED	14,000	3	NOT USED	1	42,000	5,200	1	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
1	SECOND	"R2"	RESIDENTIAL MULTIFAMILY	III-A	COMBUSTIBLE PROTECTED	12,000	3	NOT USED	1	36,000	5,531	5	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
2	THIRD	"R2"	RESIDENTIAL MULTIFAMILY	III-A	COMBUSTIBLE PROTECTED	12,000	3	NOT USED	1	36,000	5,531	5	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
3	FOURTH	"R2"	RESIDENTIAL MULTIFAMILY	III-A	COMBUSTIBLE PROTECTED	12,000	3	NOT USED	1	36,000	5,619	5	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
4	FIFTH	"R2"	RESIDENTIAL MULTIFAMILY	III-A	COMBUSTIBLE PROTECTED	12,000	3	NOT USED	1	36,000	5,619	5	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
R	MECH. ROOF	"R2"	RESIDENTIAL MULTIFAMILY	III-A	COMBUSTIBLE PROTECTED	12,000	3	NOT USED	M	36,000	930	M	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION
BUILDING "U" CARPORT AREA = 20,322 S.F. (42,000S.F. ALLOWABLE)													
BUILDING "M" RETAIL = 3,458 S.F. (42,000 S.F. ALLOWABLE)													
BUILDING "R2" RESIDENTIAL AREA = 35,292 S.F. (108,000 S.F. ALLOWABLE)													
TOTAL BUILDING "A" AREA = 57,700 S.F.													

SECTION 508.4: OCCUPANCY SEPARATION

OCCUPANCY	R2	S2	M
R2	-	1	1
S2	1	-	1
M	1	1	-

SECTION 506.3: FRONTAGE INCREASE

FRONTAGE INCREASE FACTOR = If = [(164' / 328') - 0.25] * [164' / 30'] = 1.366
1. ALLOWABLE AREA INCREASE DUE TO AUTOMATIC FIRE SUPPRESSION SYSTEM = 200%
2. USE GROUP "S2" = ((1)(14,000*3))=42,000 > S.F.
3. USE GROUP "R2" = ((4)(12,000*3))=144,000 [108,000 MAX]> S.F.
4. USE GROUP "M" = ((1)(14,000*3))=42,000 > S.F.
5. ALLOWABLE HEIGHT INCREASE DUE TO AUTOMATIC SPRINKLES SYSTEM - 1 STORY
6. ALLOWABLE AREA INCREASE DUE TO STREET FRONTAGE- SECTION - 506.2 - (NOT USED)
7. AREA ANALYSIS ALLOWABLE AREA INCREASE (NOT USED) DUE TO COMPLIANCE WITH BASIC REQUIREMENTS OF TABLE 503
NOTE: BUILDING IS FULLY FIRE SUPPRESSED - FRONTAGE = If = [(97' + 72')/ P - 0.25] * [A+B]/30'

SECTION 601: FIRE RESISTANCE FOR BUILDING ELEMENTS

STRUCTURAL ELEMENTS	TYPE OF CONSTRUCTION	FIRE RATING FILE #
	V-A	
1. EXTERIOR FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	1HR	
2. BEARING WALLS EXTERIOR INTERIOR	1HR 1HR	
3. NONBEARING WALLS AND PARTITIONS: EXTERIOR	(table 602) 1HR	
4. NONBEARING WALLS AND PARTITIONS: INTERIOR	0HR	
5. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1HR	
6. ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	1HR	

SECTION 602: FIRE RESISTANCE FOR EXTERIOR WALLS

Fire Separation Distance = X (feet)	TYPE OF CONSTRUCTION	Occupancy R, S & U Type 5A,B
X < 5 (c)	III-A	1
5 ≤ X <10	III-A	1
10 ≤ X <30	III-A	1
X ≥ 30	III-A	0

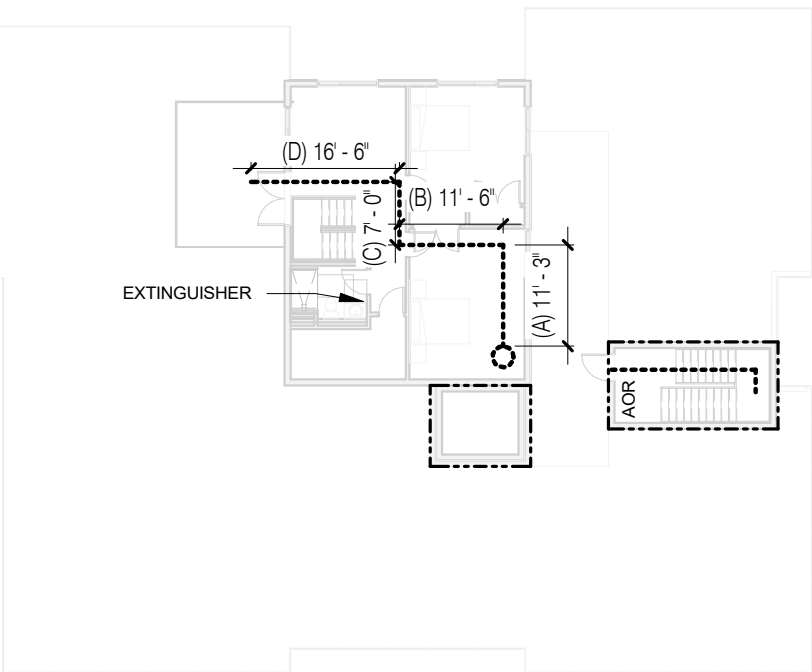
Dwelling Unit Separations
Dwelling units must be separated from each other (horizontally and vertically) and the rest of the building by construction that provides at least a one (1) hour FRR. Corridors in Use Group R-2 are required to provide a 60 minute FRR.
Concealed Spaces
Fire-blocking and draft-stopping shall be installed in combustible concealed locations in accordance with 780 CMR 717.0 715.4 OPENINGS IN FIRE RATED WALLS - 2HR RATED WALL REQUIRES 1 1/2 HR RATED DOOR.

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450 AMORY STREET

PROJECT ADDRESS:
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Boston, MA 02130

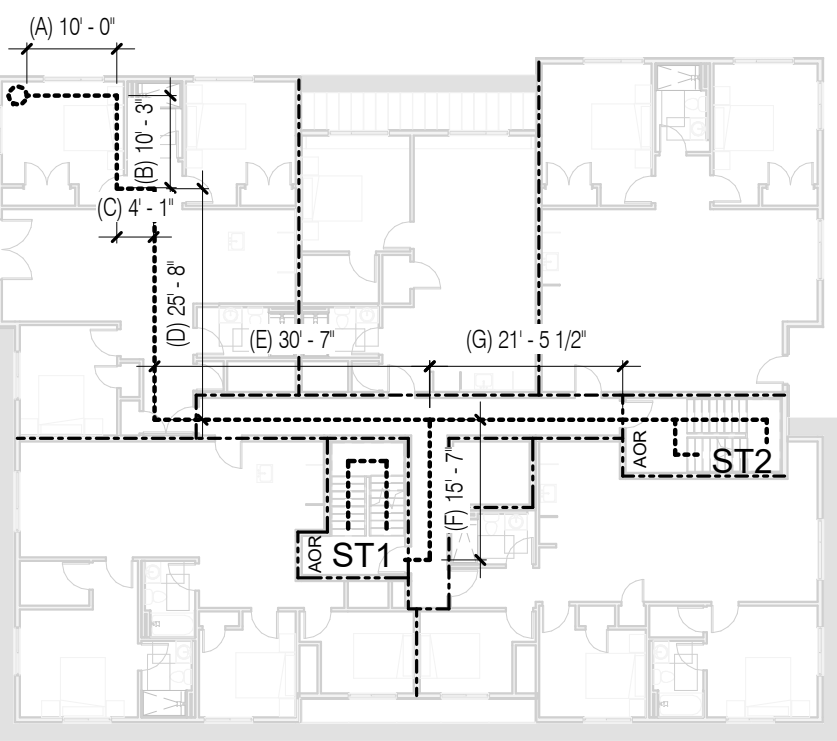
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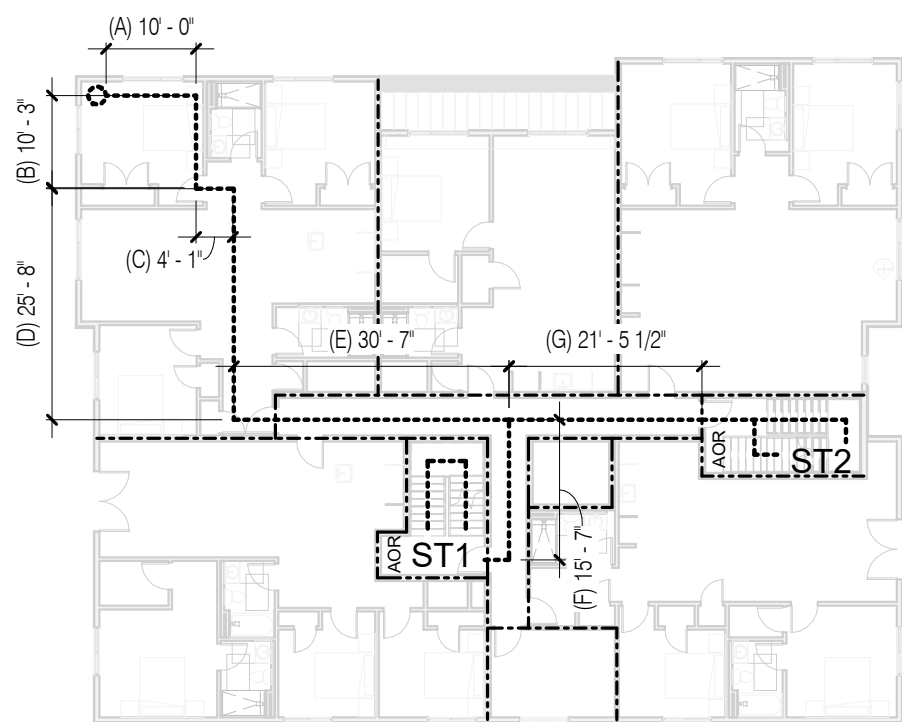
LEVEL 06
R2: 930 SF

TRAVEL LENGTH
(A:D) = 46'5" < 250'-00"
MA.CMR.780.1015.1



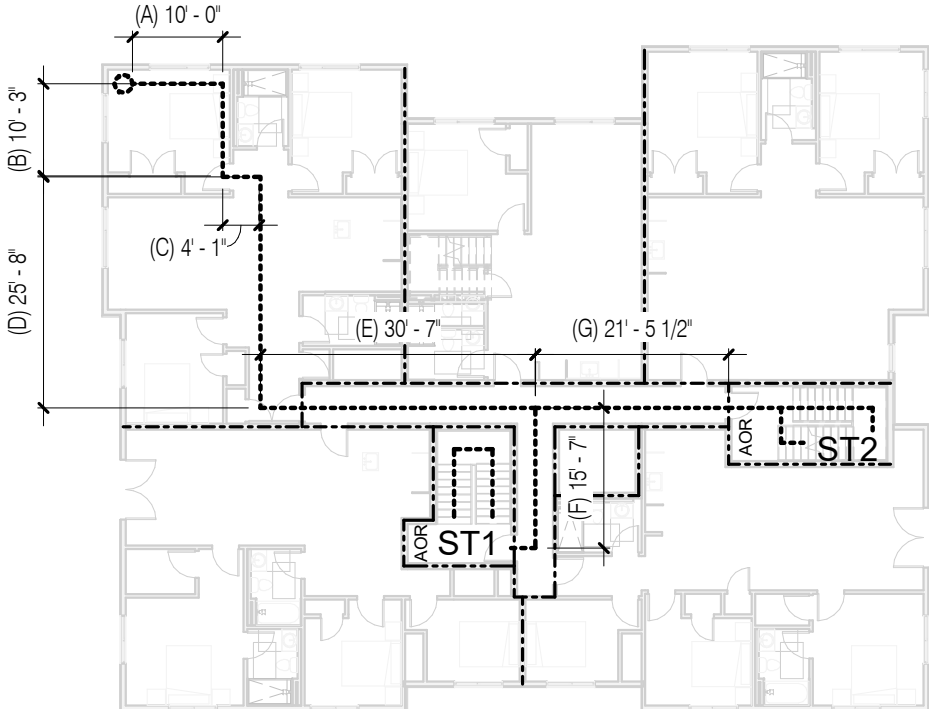
LEVEL 04
R2: 5,616 SF

TRAVEL LENGTH
(A:G) = 98'-03" < 250'-00"
(A:E)+(F) = 80'-09" < 250'-00"
MA.CMR.780.1015.1



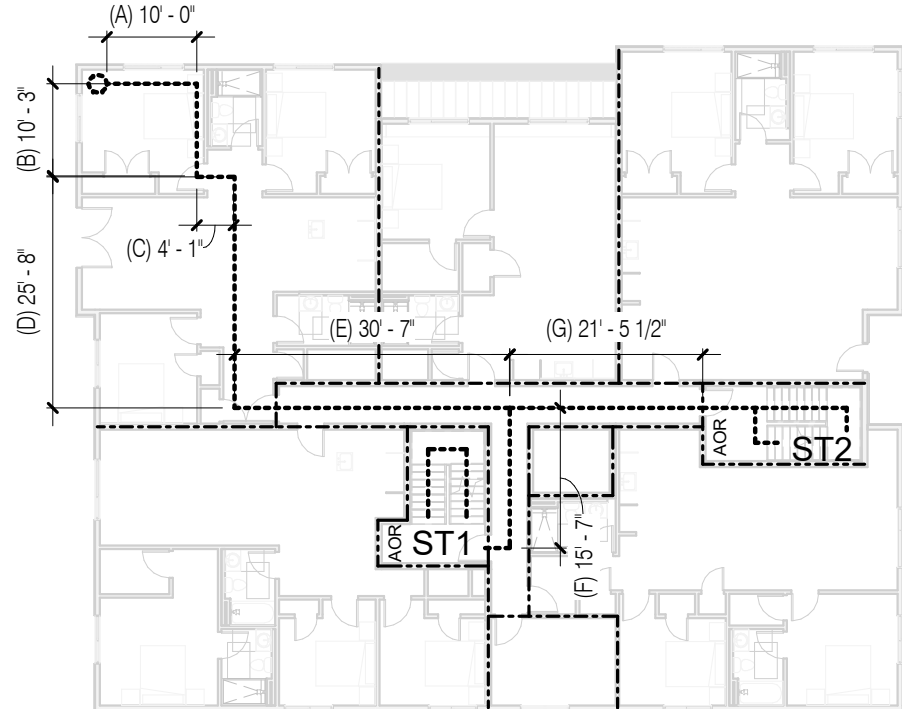
LEVEL 02
R2: 5,531 SF

TRAVEL LENGTH
(A:G) = 98'-03" < 250'-00"
(A:E)+(F) = 80'-09" < 250'-00"
MA.CMR.780.1015.1



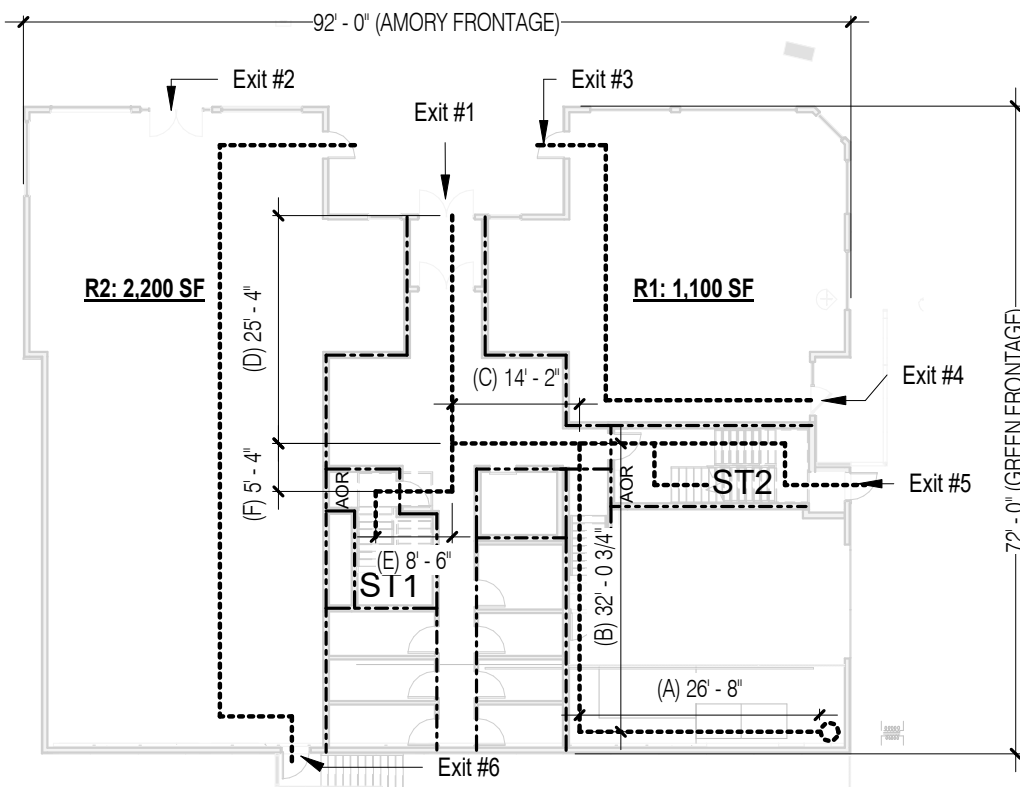
LEVEL 05
R2: 5,616 SF

TRAVEL LENGTH
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MA.CMR.780.1015.1



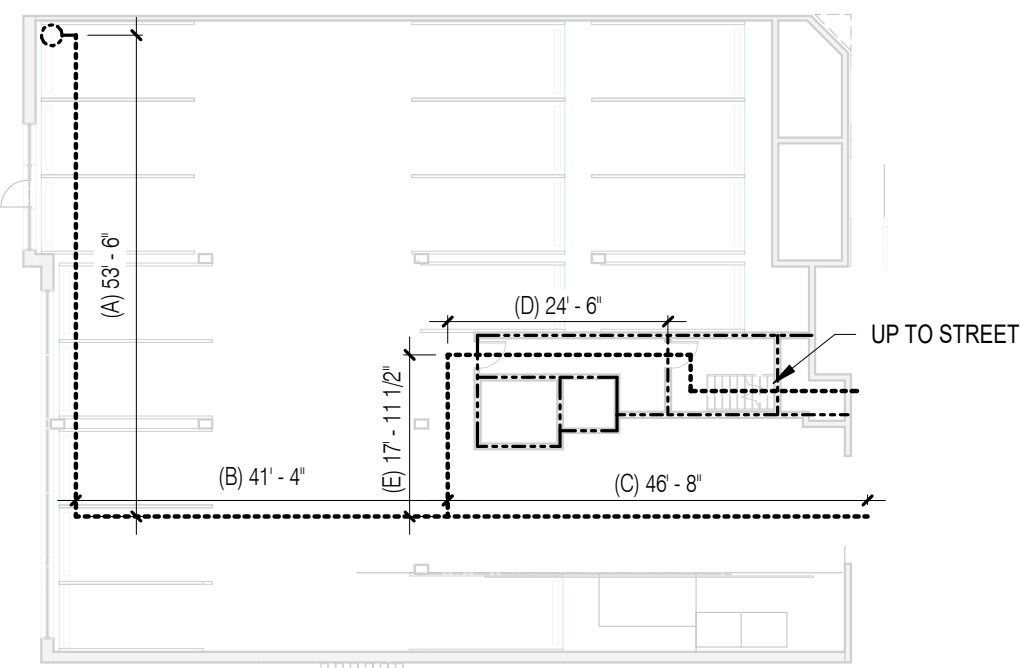
LEVEL 03
R2: 5,531 SF

TRAVEL LENGTH
(A:G) = 98'-03" < 250'-00"
(A:E)+(F) = 80'-09" < 250'-00"
MA.CMR.780.1015.1



LEVEL 01
M: 5200 SF

TRAVEL LENGTH
(A:D) = 98'-04" < 250'-00"
(E:F)+(D) = 36'-06" < 250'-00"
MA.CMR.780.1015.1



LEVEL 0B
S2: 5,743 SF

TRAVEL LENGTH
(A:G) = 98'-03" < 250'-00"
(A:E)+(F) = 80'-09" < 250'-00"
MA.CMR.780.1015.1

SECTION 1000: EGRESS CALCULATIONS:

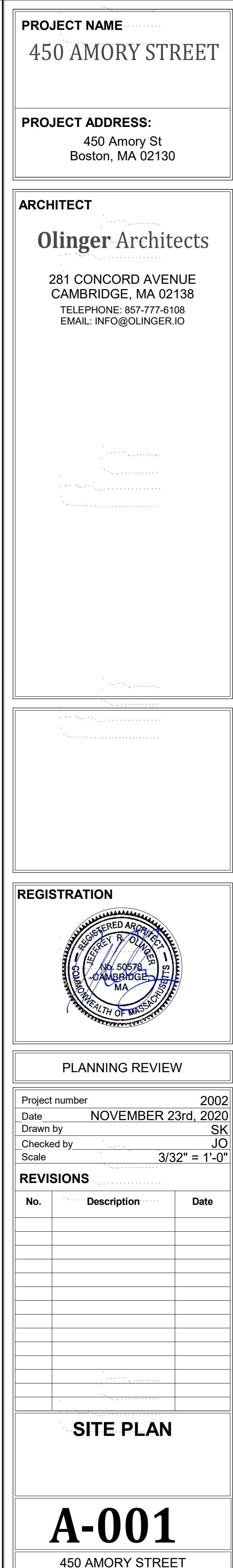
SECTION 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
#	FLOOR / USE GROUP	AREA / OSF	OCCUPANT/ FLOOR
1	GARAGE/ S2	5743 / 200	28
1	FIRST/ M	5,200 / 30	173
1	SECOND/ R2	5,531 / 200	27
2	THIRD/ R2	5,531 / 200	27
3	FOURTH/ R2	5,619 / 200	28
4	FIFTH/ R2	5,619 / 200	28
4	SIXTH/ R2	930 / 200	4
	TOTAL # 0,1,2,3,4		315

#	DOOR / CORRIDOR	EGRESS CAPACITY 0.2 X OCCUPANTS	MIN WIDTH IN INCH ALLOWED	WIDTH PROVIDED
1	S2 - DRIVEWAY EXIT (28)	6	36"	144"
2	Exit 1 - Residential Entry(173)	34	36"	72"
3	Exit 2 - R2(28)	6	36"	72"
4	Exit 3 - R1(28)	6	36"	36"
5	Exit 4 - R1,2 (28)	6	36"	36"
6	Exit 5 - ST 2 (56)	11	36"	36"
7	Exit 6- Back Exit (28)	6	36"	36"

SECTION 1005.3.1: STAIR WIDTH						
LVL	STAIR	OCC.	#	EGRESS CAPACITY	WIDTH IN INCH	WIDTH PROVIDED
				0.3 X OCCUPANTS	REQUIRED	
B	STAIR #2	S2	28	8.4	44"	48"
1	STAIR EXT #6 ONLY	M	73	22	44"	48"
	STAIR EXT #4 ONLY	M	36	22	44"	48"
2	STAIR #1 & #2	R2	28	8.1	44"	48"
3	STAIR #1 & #2	R2	28	8.1	44"	48"
4	STAIR #1 & #2	R2	28	8.4	44"	48"
5	STAIR #1 & #2	R2	28	8.4	44"	48"
6	STAIR #2 MECH ROOF ACCESS	R2	4	1.2	44"	48"
SECTION 1005.3.2: EGRESS WIDTH (OTHER THAN STAIRS)						

LIFE SAFETY PLANS

G-003
450 AMORY STREET



A-100
450 AMORY STREET

PROJECT NAME
450 AMORY STREET

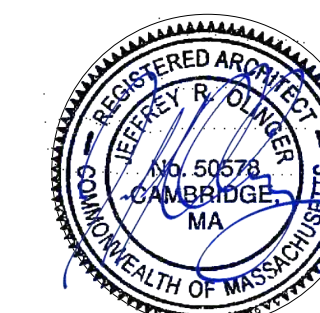
PROJECT ADDRESS:
450 Amory St
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ARCHITECT

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REGISTRATION



PLANNING REVIEW

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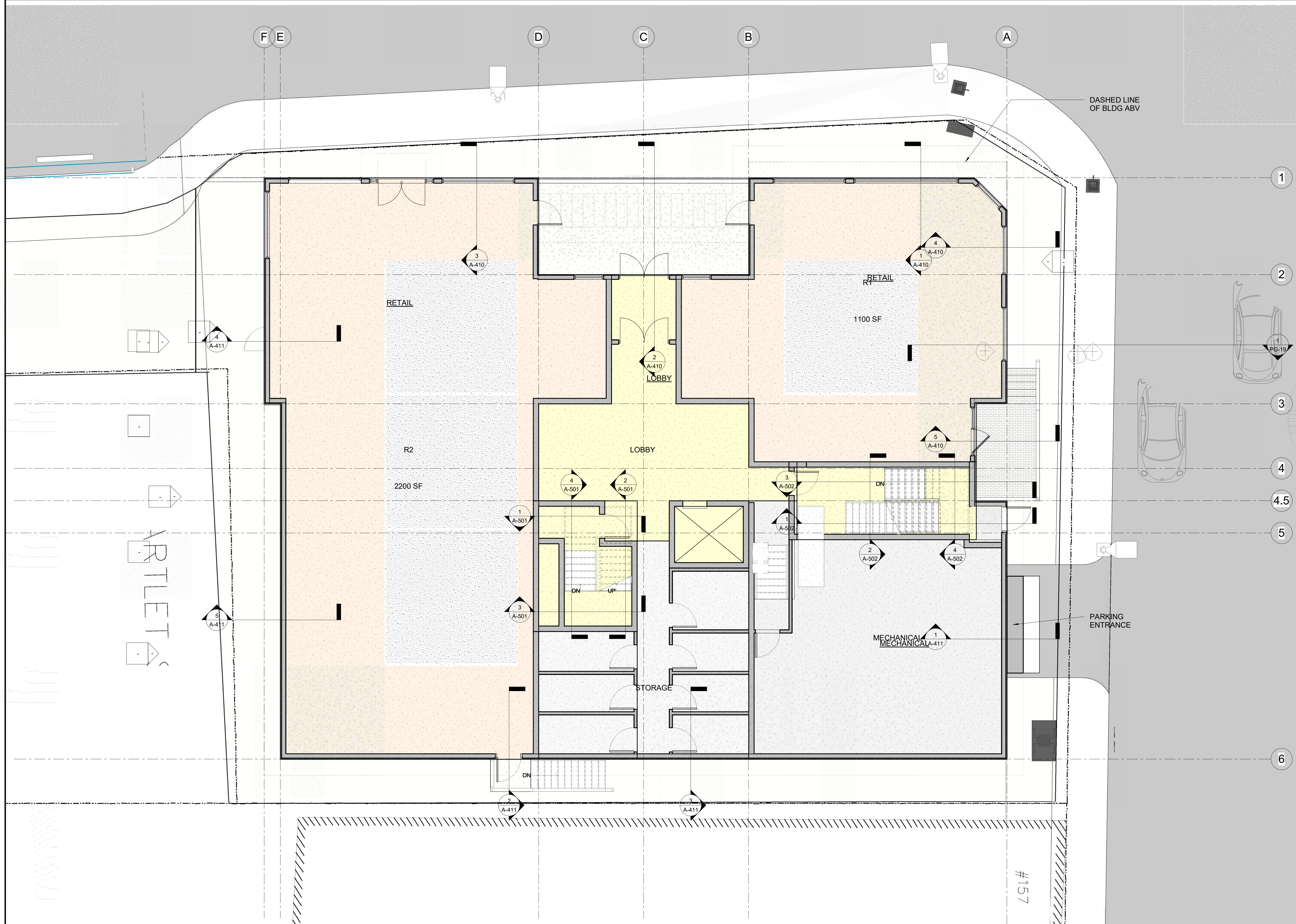
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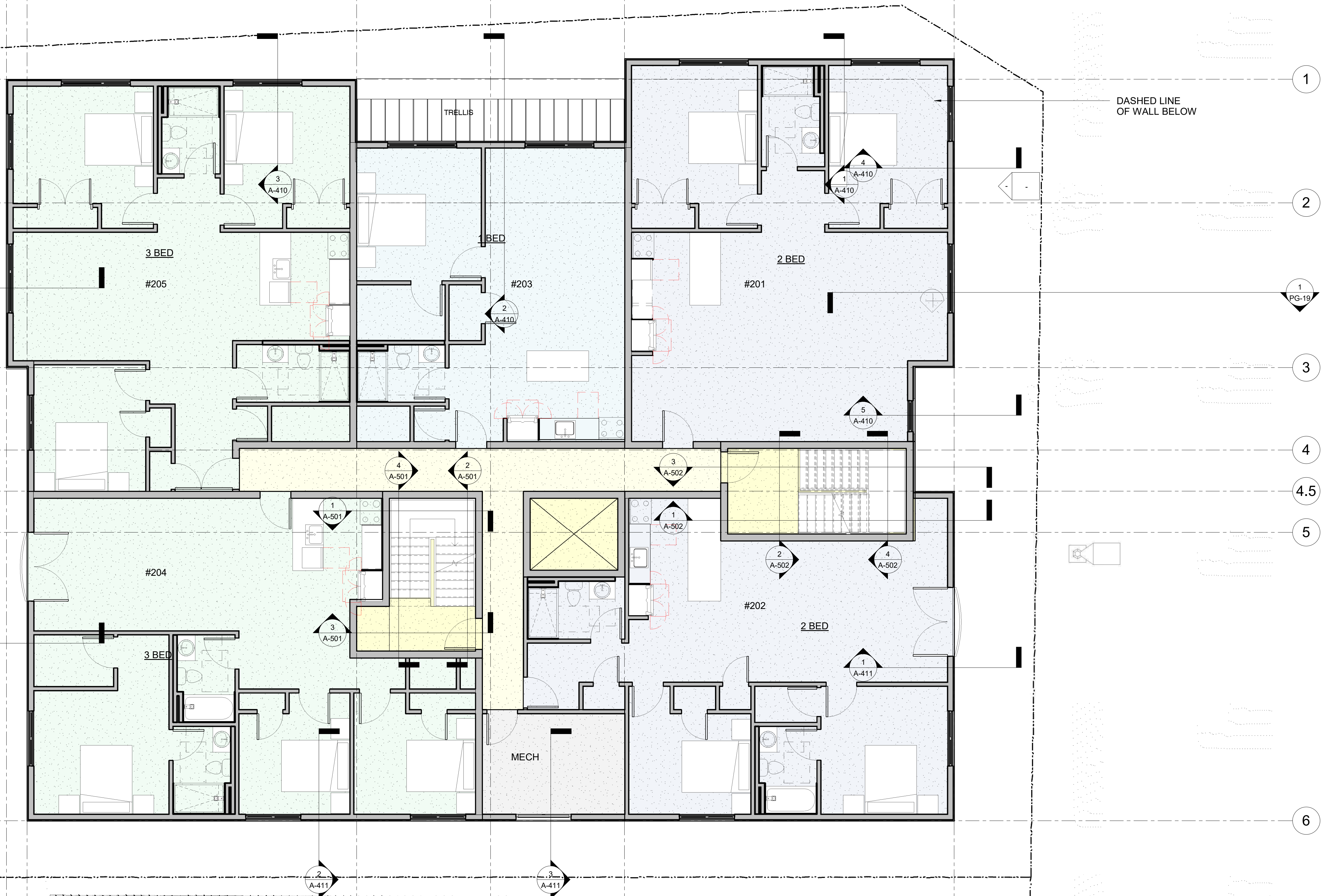
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LEVEL 01 BUILDING PLAN

A-101

450 AMORY STREET





PROJECT NAME.....
450 AMORY STREET

PROJECT ADDRESS:
450 Amory St
Boston, MA 02130

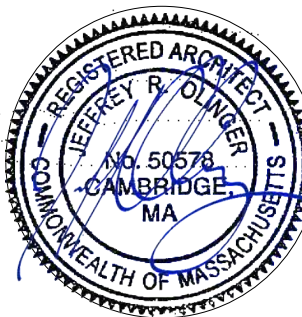
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DASHED LINE
OF WALL BELOW

REGISTRATION



PLANNING REVIEW

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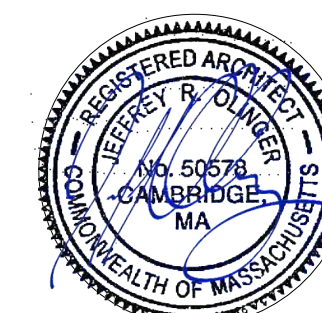
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LEVEL 02 BUILDING PLAN

A-102

450 AMORY STREET



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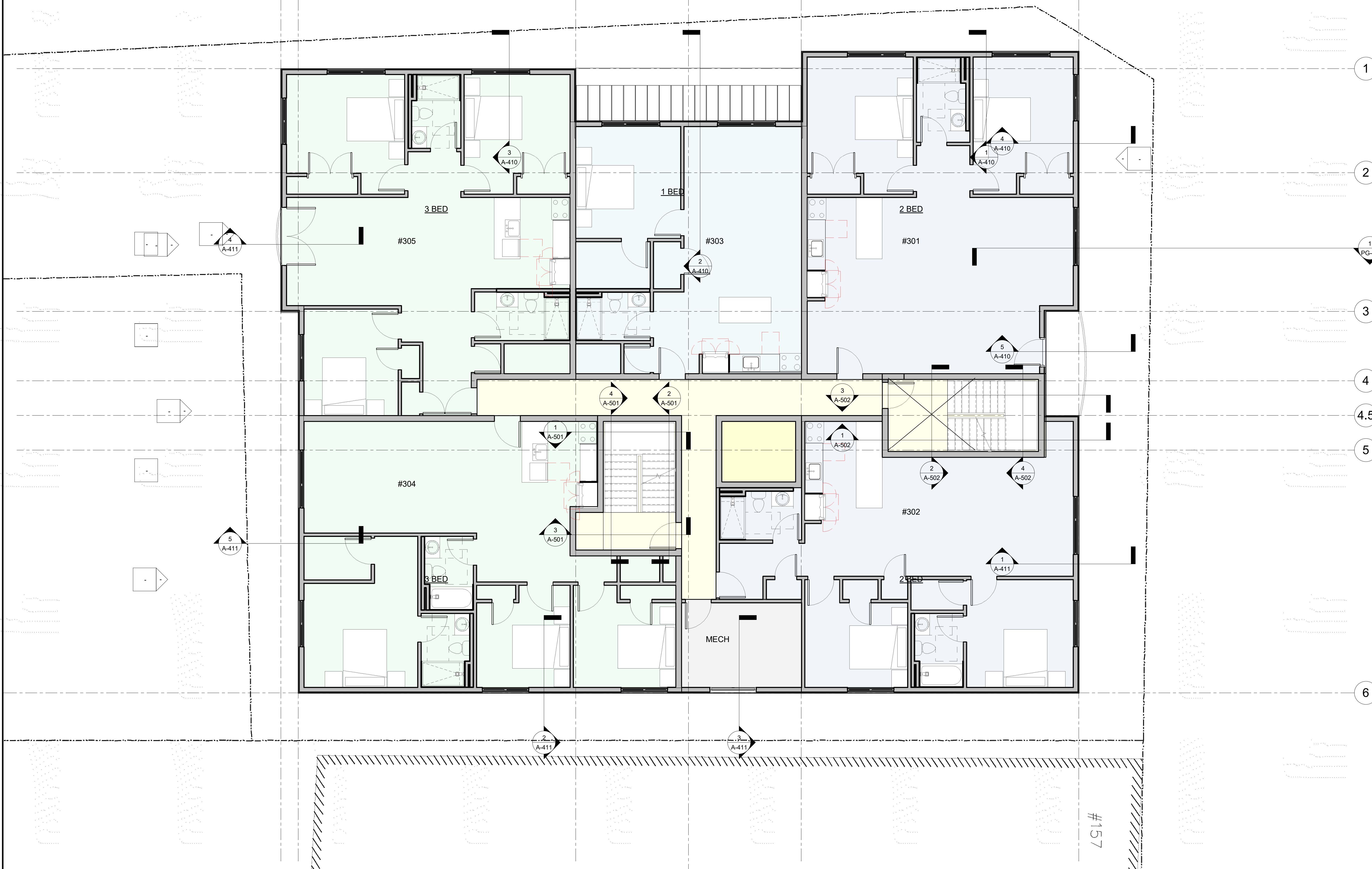
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LEVEL 03 BUILDING PLAN

A-103

450 AMORY STREET



PROJECT NAME.....
450 AMORY STREET

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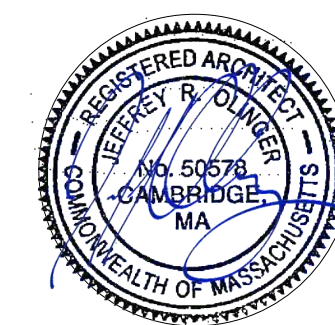
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LEVEL 04 BUILDING PLAN

A-104

450 AMORY STREET

PROJECT NAME
450 AMORY STREET

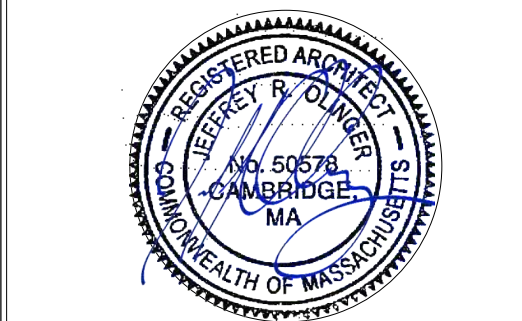
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REGISTRATION



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REVISIONS

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LEVEL 05 BUILDING PLAN

A-105

450 AMORY STREET

PROJECT NAME.....
450 AMORY STREET

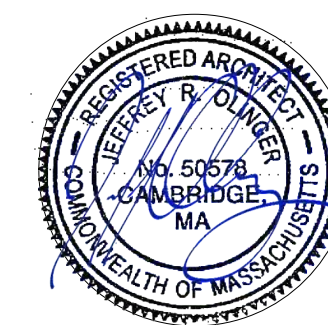
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REVISIONS

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ROOF & PENTHOUSE PLAN

A-106

450 AMORY STREET



④ A300 SOUTH LOTLINE VIEW
1" = 10'-0"



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



② A300-GREEN ELEVATION
1" = 10'-0"

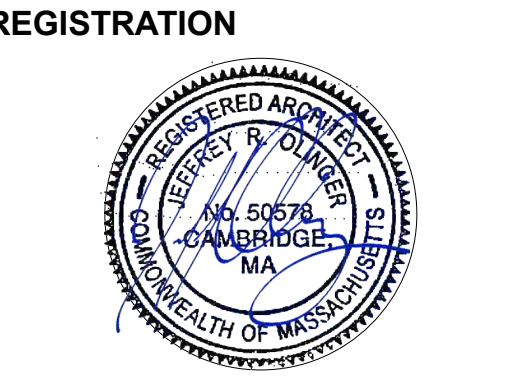
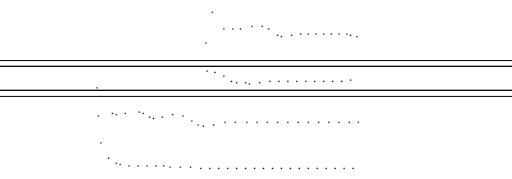


① A300 AMORY ELEVATION
1" = 10'-0"

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450 AMORY STREET

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PLANNING REVIEW

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Scale	1" = 10'-0"

REVISIONS

No.	Description	Date

COMPOSITE
BUILDING
ELEVATIONS

A-300

450 AMORY STREET

PROJECT NAME.....
450 AMORY STREET

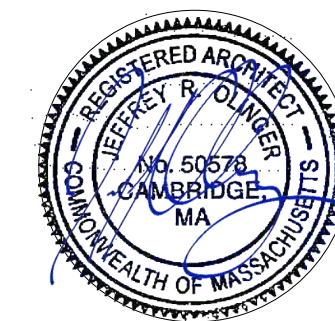
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Scale	1/4" = 1'-0"

REVISIONS

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**NORTH ELEVATION -
GREEN STREET**

A-302

450 AMORY STREET



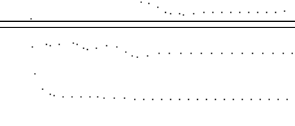
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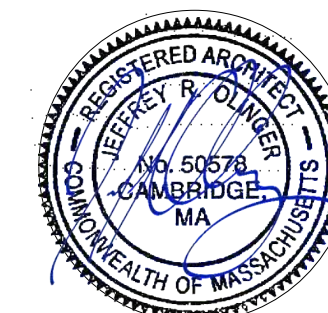
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REGISTRATION



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Scale	1/4" = 1'-0"

REVISIONS

[illegible]

**EAST ELEVATION -
157 GREEN ABUTTER**

A-303

450 AMORY STREET



PROJECT NAME.....
450 AMORY STREET

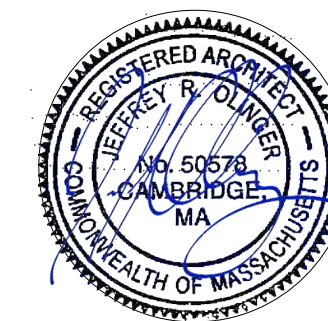
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Olinger Architects

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CAMBRIDGE, MA 02138
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REGISTRATI



PLANNING REVIEW

Project number	2002
Date	NOVEMBER 23rd, 2020
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

[illegible]

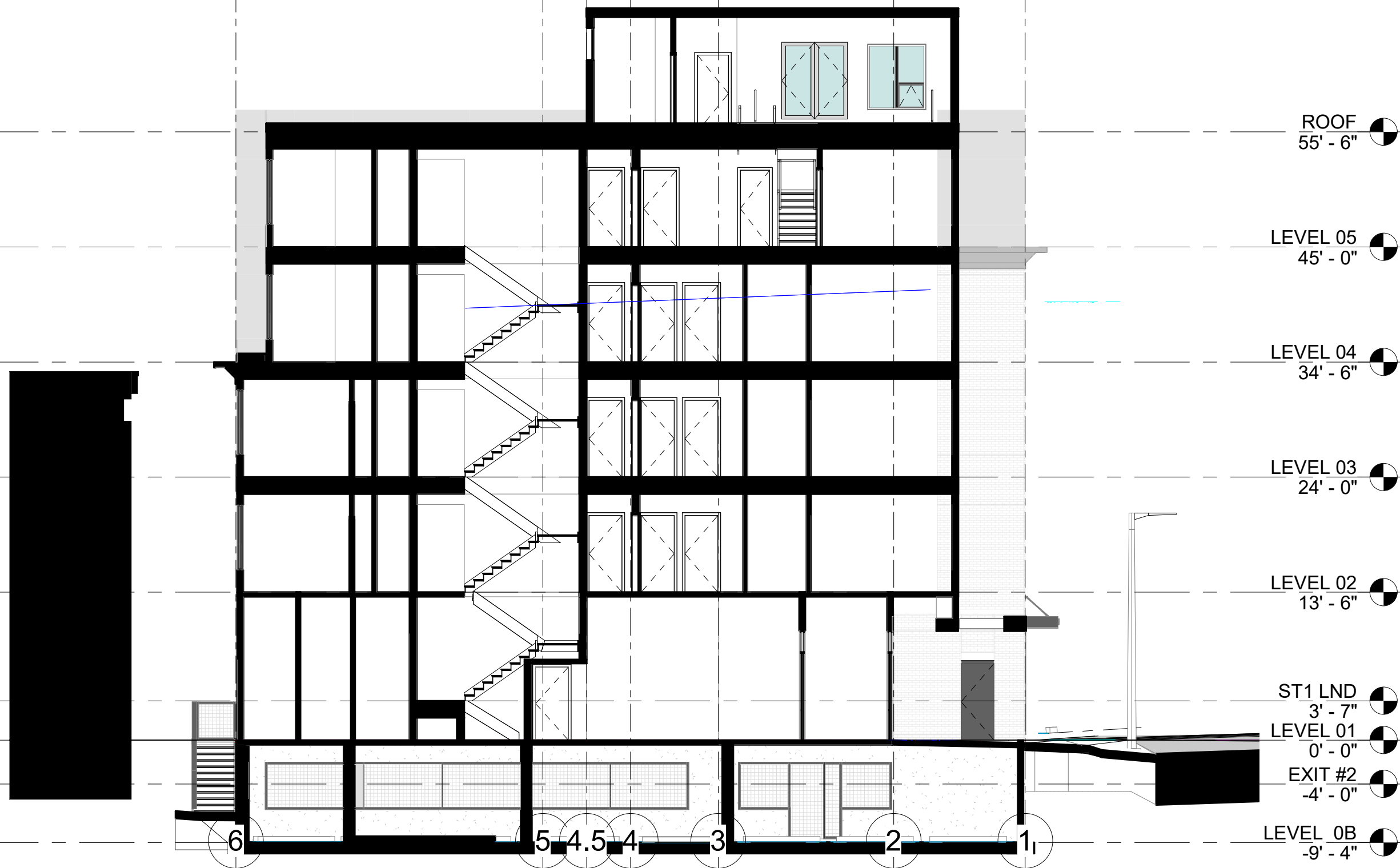
**SOUTH ELEVATION -
NON-ABUTTER**

A-304

450 AMORY STREET

6 5 4.5 4 3 2 1

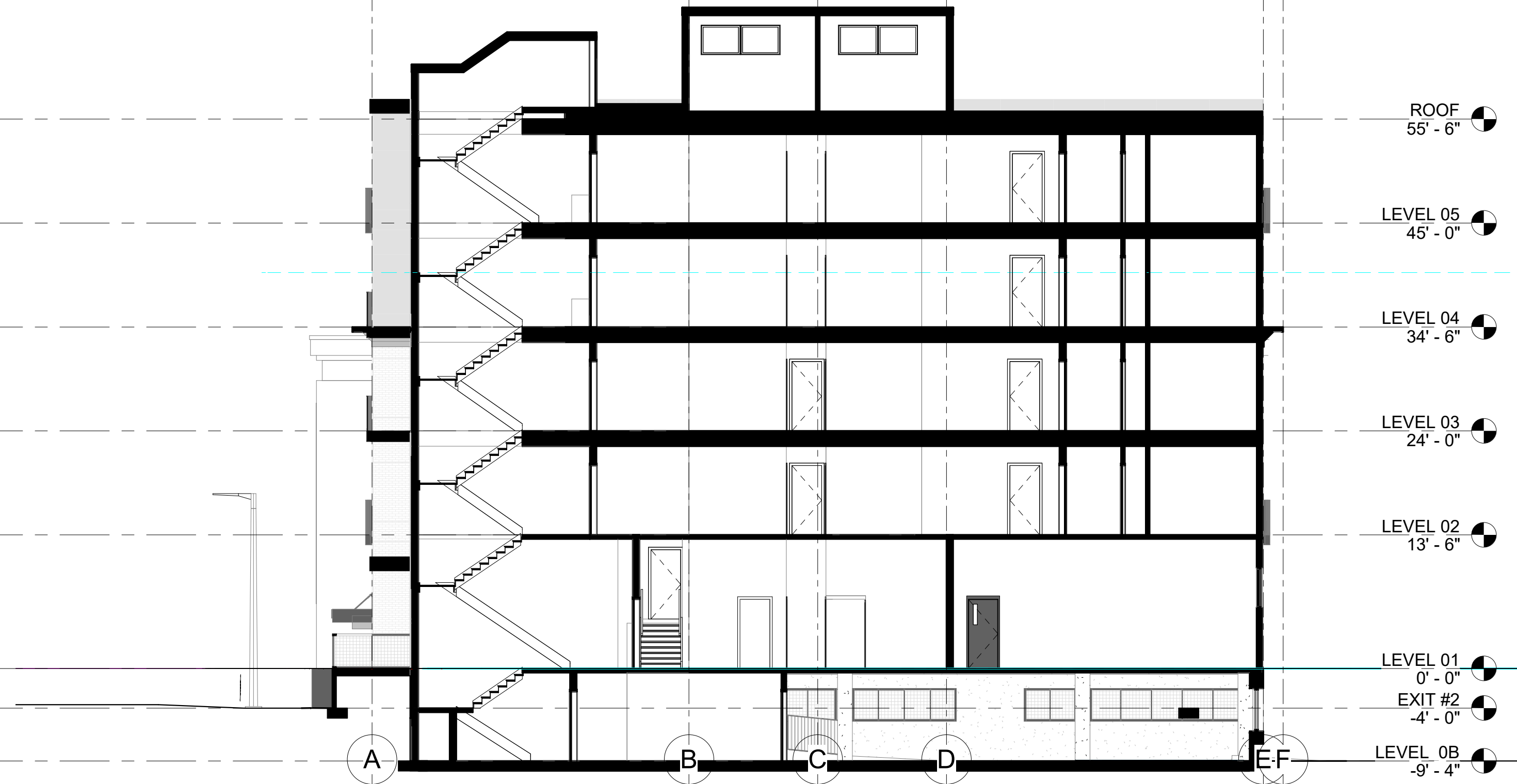
A B C D EF



2 A400_AMORY SOUTH
1" = 10'-0"



3 A400_AMORY SOUTH1
1" = 10'-0"



1 A400_GREEN EAST
1" = 10'-0"

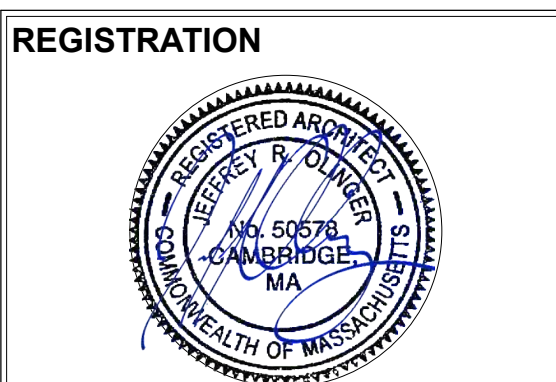


4 A400_GREEN EAST1
1" = 10'-0"

PROJECT NAME
450 AMORY STREET

PROJECT ADDRESS:
450 Amory St
Boston, MA 02130

ARCHITECT
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BUILDING SECTIONS

A-400
450 AMORY STREET

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450 AMORY STREET

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ROOF
55' - 6" 

LEVEL 05
45' - 0" 

LEVEL 04
34' - 6" 

LEVEL 03
24' - 0"

LEVEL 02
13' - 6"

LEVEL 01
0' - 0" 

EXIT #2
-4' - 0"

LEVEL 0B
-9' - 4" 

F E

Diagram showing two overlapping circles labeled F and E.

6

6

A

5 A411 SOUTH WALL SECTION 2
1/4" = 1'-0"

④ A411 SOUTH WALL SECTION 1
1/4" = 1'-0"

③ A411_ABUTTER SECTION 2
1/4" = 1'-0"

② A411 ABUTTER SECTION 1
1/4" = 1'-0"

① A411 GREEN WALL SECTION 3
1/4" = 1'-0"

WALL SECTIONS

A-411

450 AMORY STREET

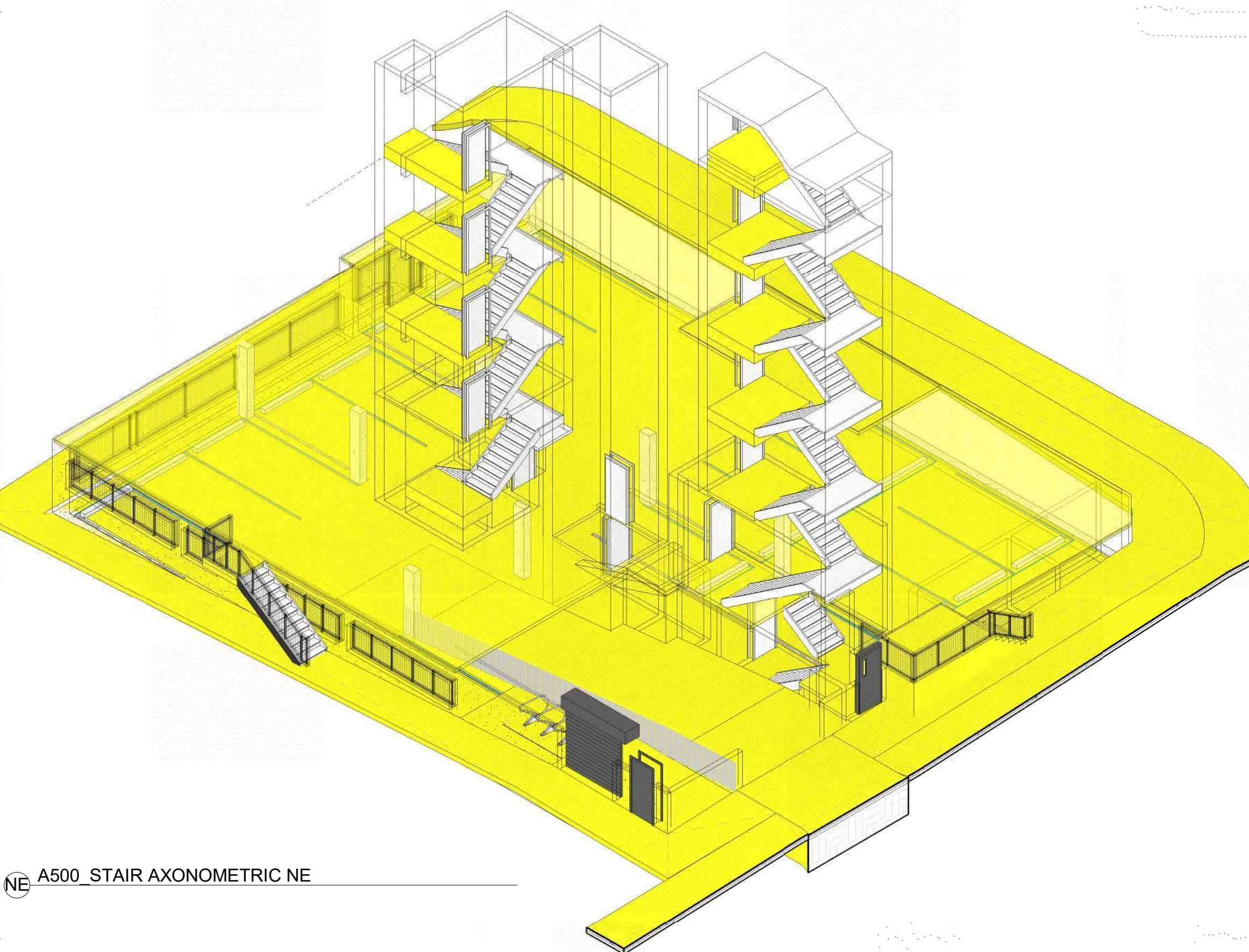
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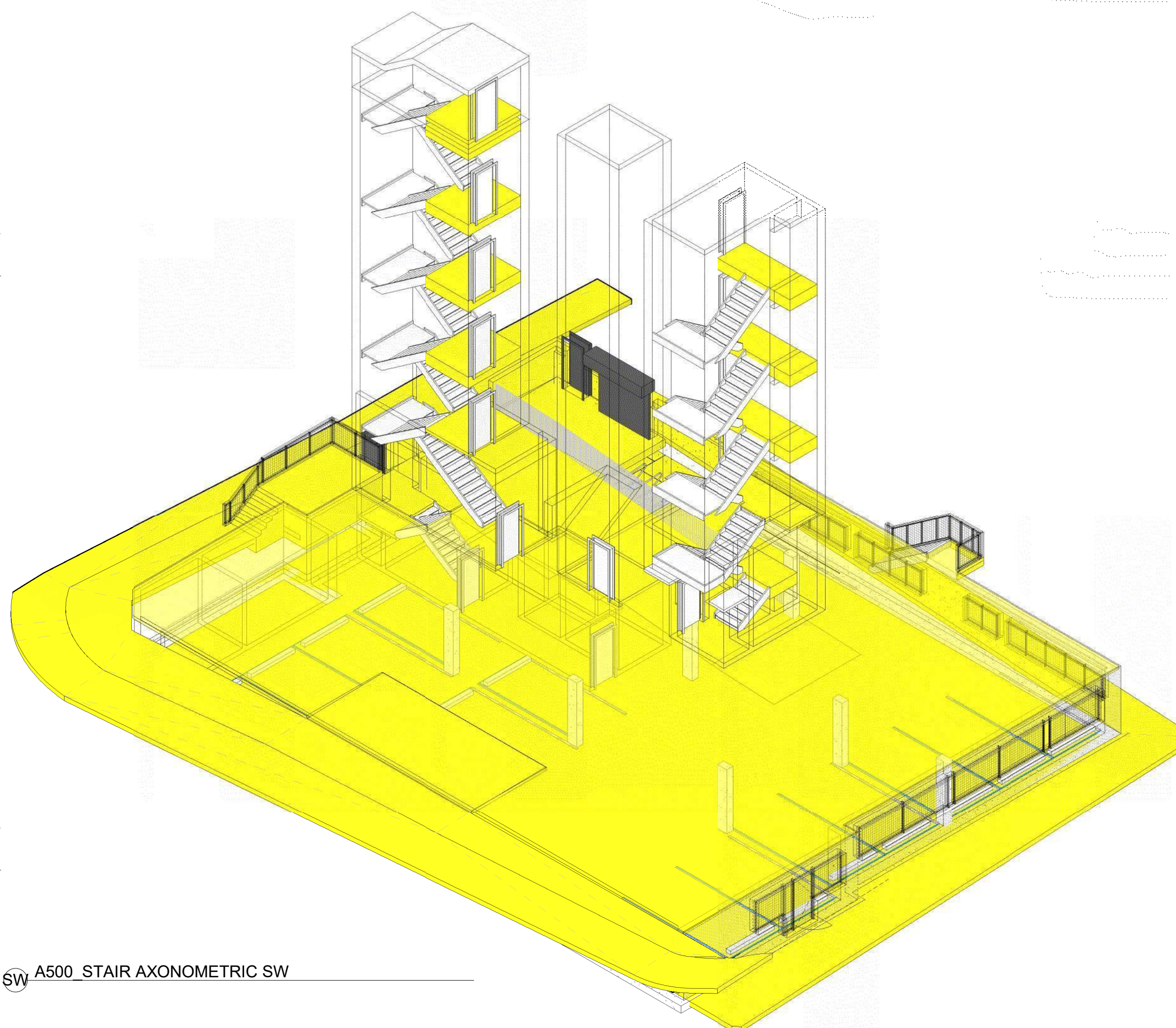
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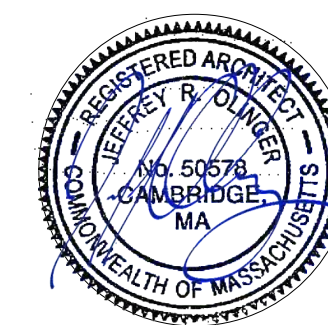


NE A500 STAIR AXONOMETRIC NE



SW A500_STAIR AXONOMETRIC SW

REGISTRATION



PLANNING REVIEW

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Scale	3/16" = 1'-0"

REVISIONS

[illegible]

STAIR PLANS

A-500

450 AMORY STREET

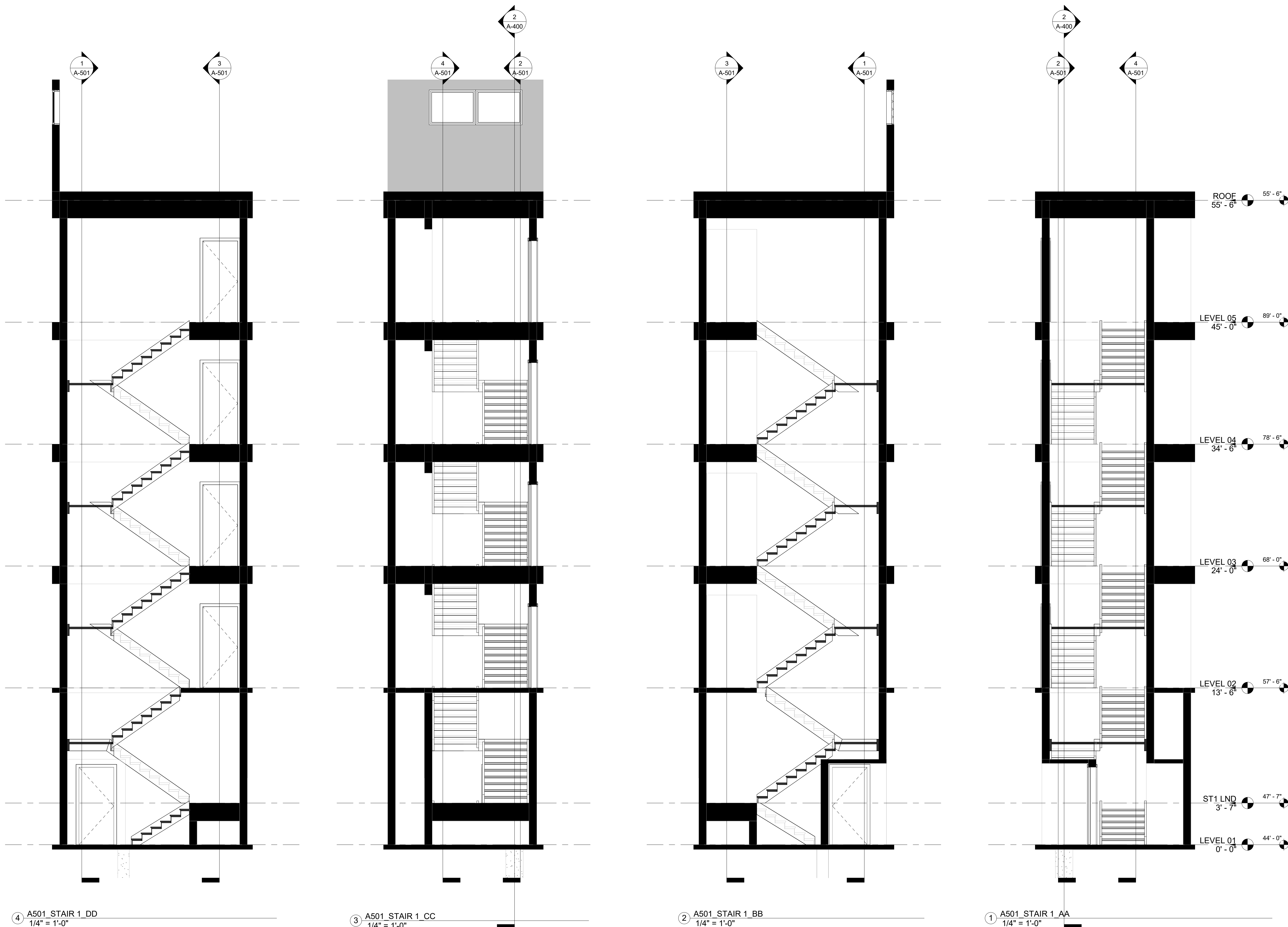
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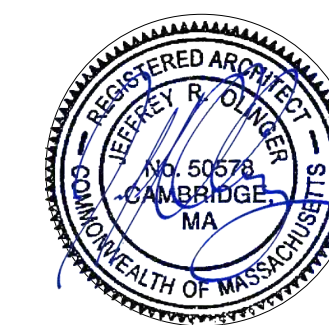
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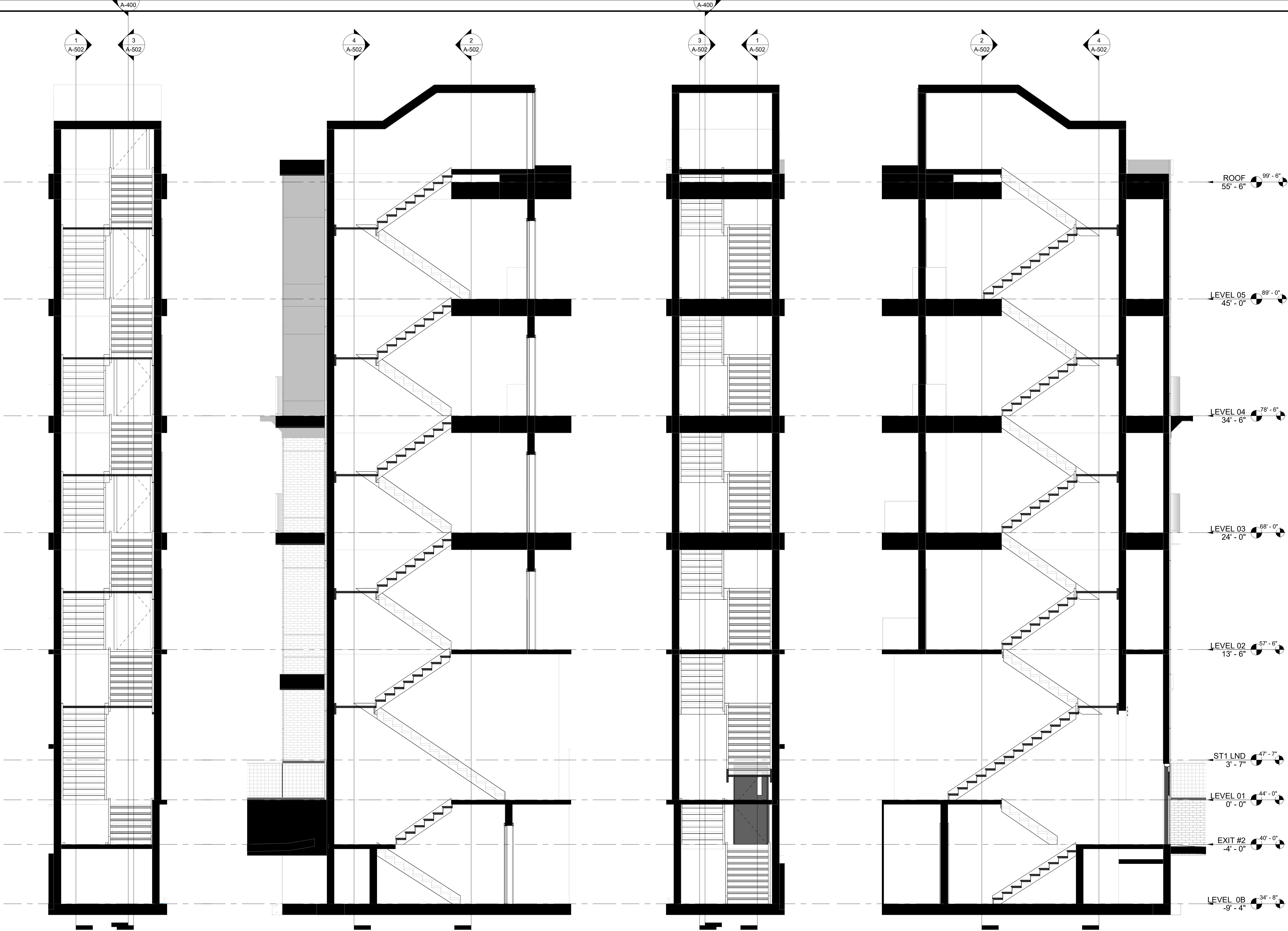
REVISIONS

[illegible]

STAIR 1 SECTIONS

A-501

450 AMORY STREET



④ A502 STAIR 2 B EXIT
1/4" = 1'-0"

③ A502 STAIR 2 A
1/4" = 1'-0"

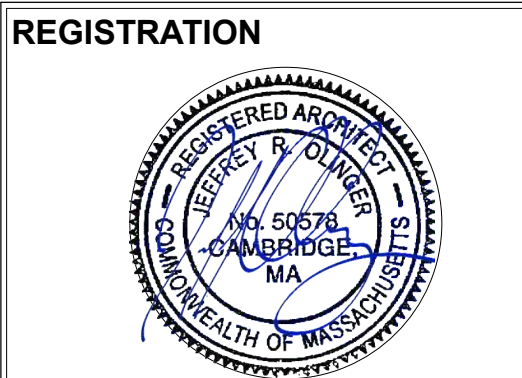
② A502 STAIR 2 A1
1/4" = 1'-0"

① A502 STAIR 2 B EXIT
1/4" = 1'-0"

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STAIR 2 SECTIONS

A-502
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