

ADAPTABLE HOUSING MODEL

Basic unit modules can be adapted to yield dense townhouse style apartments in a variety of site constraints and situations within similar contexts, seen in the 3 sites offered in Roxbury, as shown above, as well as nearly every neighborhood in greater Boston. Units shown on Holworthy St and Hollander St are shown for comparison only and not included in this proposal.

24 WESTMINSTER AVE

COMPACT, MULTI-GENERATIONAL LIVING FOR BOSTON'S FUTURE

As Boston continues to thrive economically, many families are being priced out of the city's vibrant neighborhoods. Finding creative ways of squeezing in additional housing in existing neighborhoods, in a way that adds to the character of the neighborhood, is a key part of housing the various demographics that make up our great city. With this project, Dream Collaborative explores the idea of multi-family compact housing that is affordable, flexible, and sustainable, and can be replicated to fit the various in fill sites

PROJECT METRICS

SITE DATA		PROGRAM			TOTAL	
		NAME	AVG. SIZE (SF)	Units	SF	Unit (%)
Lot Size (SF)	8,250	Studio	436	1	436	9%
Gross Square Footage	12,180	1 Bedrooms	520	3	1629	27%
FAR	0.68	2 Bedrooms	860	4	3440	36%
Total Unit Count	11	3 Bedrooms	955	3	2865	27%
Parking Spaces	6	Indoor Amenities	300	1	300	



1 SITE PLAN - 24 WESTMINSTER AVE
1"=30'-0"

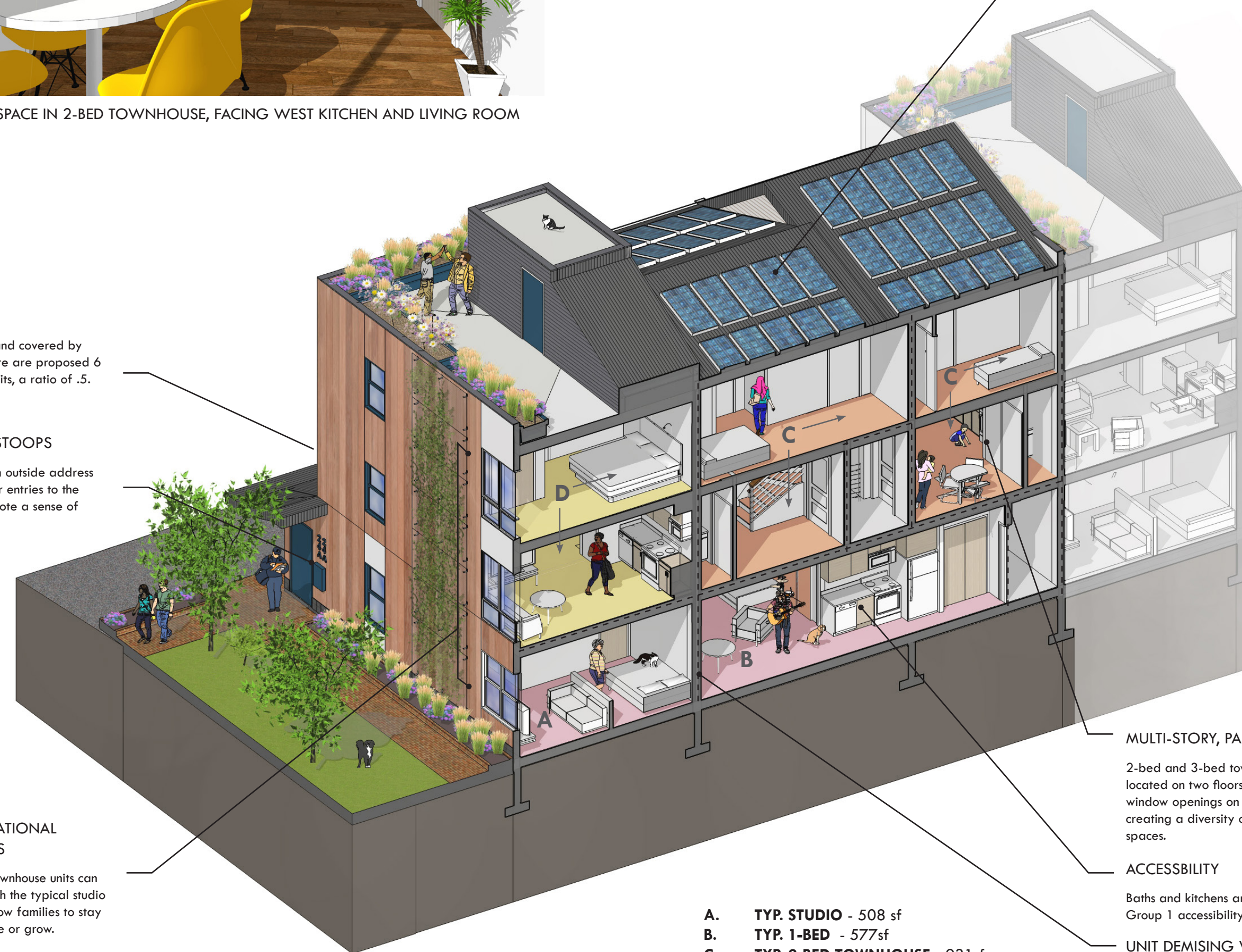


LOWER FLOOR LIVING SPACE IN 2-BED TOWNHOUSE, FACING WEST KITCHEN AND LIVING ROOM

PARKING
Hidden behind and covered by the building, there are proposed 6 spaces for 12 units, a ratio of .5.

12 UNITS, 5 STOOPS
Every unit has an outside address and share similar entries to the building to promote a sense of community.

MULTIGENERATIONAL HOUSEHOLDS
Typical 3-Bed townhouse units can be combined with the typical studio unit below to allow families to stay close as they age or grow.



ENERGY HARVESTING
Standing seam metal roofs to house photovoltaic systems. Stormwater would be collected and moved to an onsite stormwater infiltration system

MULTI-STORY, PASSIVE SOLAR
2-bed and 3-bed townhouses are located on two floors of living space window openings on both sides, creating a diversity of naturally lit spaces.

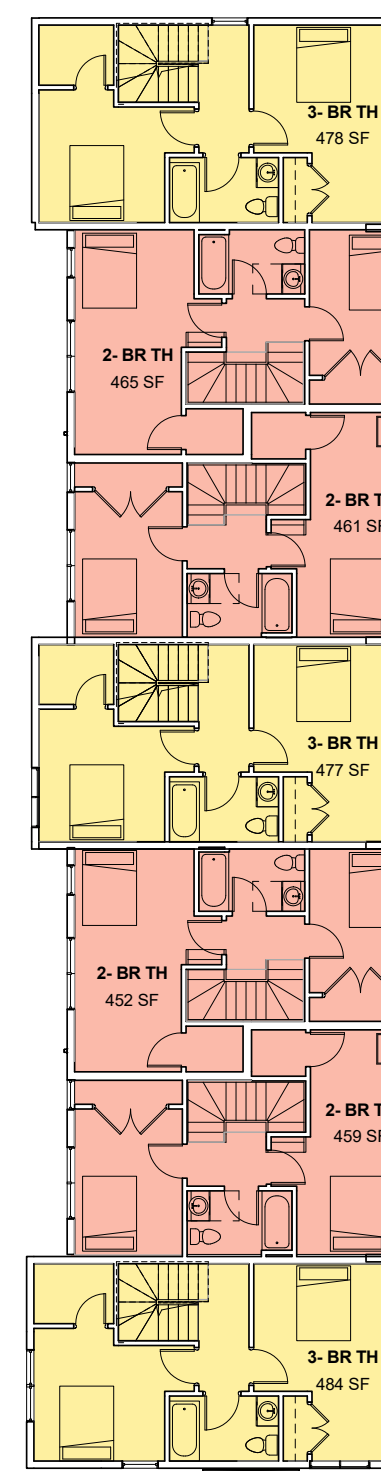
ACCESSIBILITY
Baths and kitchens are intended for Group 1 accessibility.

UNIT DEMISING WALLS
Double-stud wall allows for high STC rating and fireproofing.

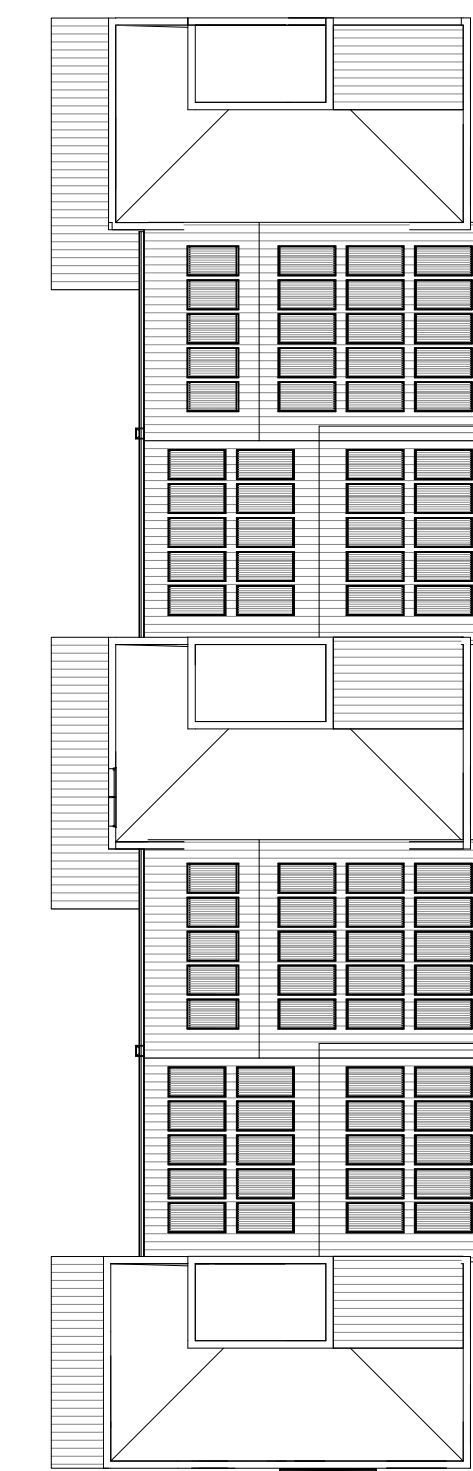
- A. TYP. STUDIO - 508 sf
- B. TYP. 1-BED - 577sf
- C. TYP. 2-BED TOWNHOUSE - 931sf
- D. TYP. 3-BED TOWNHOUSE - 1,008sf

UNIT TYPES

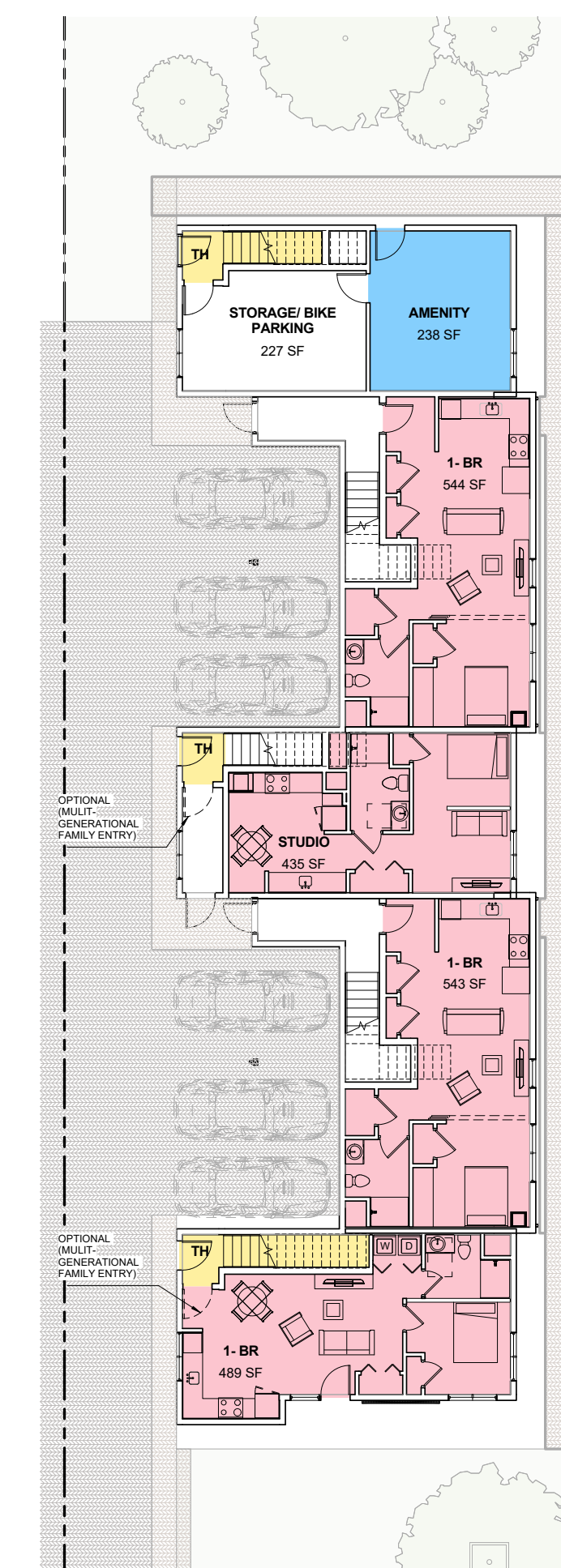
- 2-BR TH
- 3-BR TH
- AMENITY SPACE
- STUDIO / 1 BR



THIRD FLOOR PLAN
1/16"=1'-0"



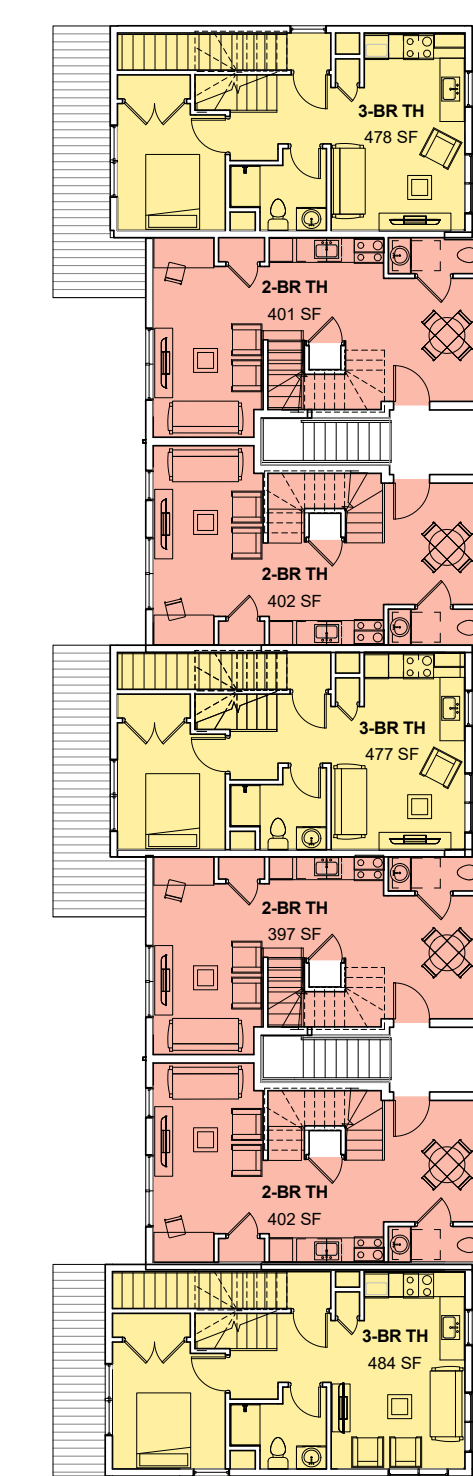
ROOF PLAN
1/16"=1'-0"



FIRST FLOOR PLAN
1/16"=1'-0"

UNIT FEATURES

Energy star appliances, water sense plumbing fixtures, compacted washer dryer, multi-level living spaces are some of the quality building features to be incorporated in the design.



SECOND FLOOR PLAN
1/16"=1'-0"