



# 405 WASHINGTON STREET, DORCHESTER



VIEW FROM WASHINGTON STREET



RPIATT ASSOCIATES  
11.4.2019







© Platt Associates

Riverbend School / Natick





603 Concord / Cambridge







603 Concord / Cambridge



719

NO  
TURN  
ON RED



## SIGNATURE DESIGN ELEMENTS

- Flexible Unit Layouts (2 convertible to 3 bed units)
- Light-filled space – large windows create loft-like space
- Color filled energetic street presence
- Landscaped urban garden
- Energy Efficiency – design for the next 100 years

**717-719 WASHINGTON ST  
ENERGY EFFICIENCY - SUSTAINABLE**



# Sustainable Design Award



2018

The Boston Society of Architects,  
a chapter of the American Institute of Architects,  
in accordance with the judgment of the

**Sustainable Design Awards** Jury presents this

**Award**

to

**Piatt Associates**

for

**719 Washington Residences**

# Recognition: mass save

## Massachusetts Residential New Construction Program



**West of Washington**  
Washington St, Dorchester, MA

## Background

The West of Washington project, located at the base of Ashmont Hill near Codman Square in Dorchester, MA, participated in the Massachusetts Residential New Construction (MARNC) Program, and was completed in March 2018. Architect and project owner, Thomas Piatt of Piatt Associates, designed the project with environmental sustainability in mind. By using highly efficient electric mechanical equipment for the project's heating, cooling, and water heating, West of Washington is completely free of fossil fuels.





## Project Team

- **Designer and Architect:** Piatt Associates
- **HERS Rater:** Advanced Building Analysis

## Equipment

- Panasonic U-26PEIU6 air source heat pump 2.87 COP
- Rheem PROPH5050 T2 RH350 D hybrid water heater
- Panasonic U-26PEIU6 air source heat pump 16.2 SEER
- Roof mounted 45 kW PV system



### WASHINGTON STREET ENERGY SAVINGS INFORMATION

Heating Fuel	Electric
Overall HERS Score without Solar PV	29
Electric Savings	20,955 kWh

# ENERGY EFFICIENCY & SUSTAINABILITY

## Conservation:

- Insulation – exceeds building codes
- Appliances – beyond Energy Star certification
- Heat Pump technology in refrigerators, hot water tanks, clothes dryers, space heating & cooling
- Water – super low-flow toilet ( 0.8 GPF)
- Hot Water tank central to sinks and tubs and next to refrigerators to share heating and cooling
- Windows – triple-pane glass
- LED lighting

## Energy Generation

- Solar photovoltaic panels

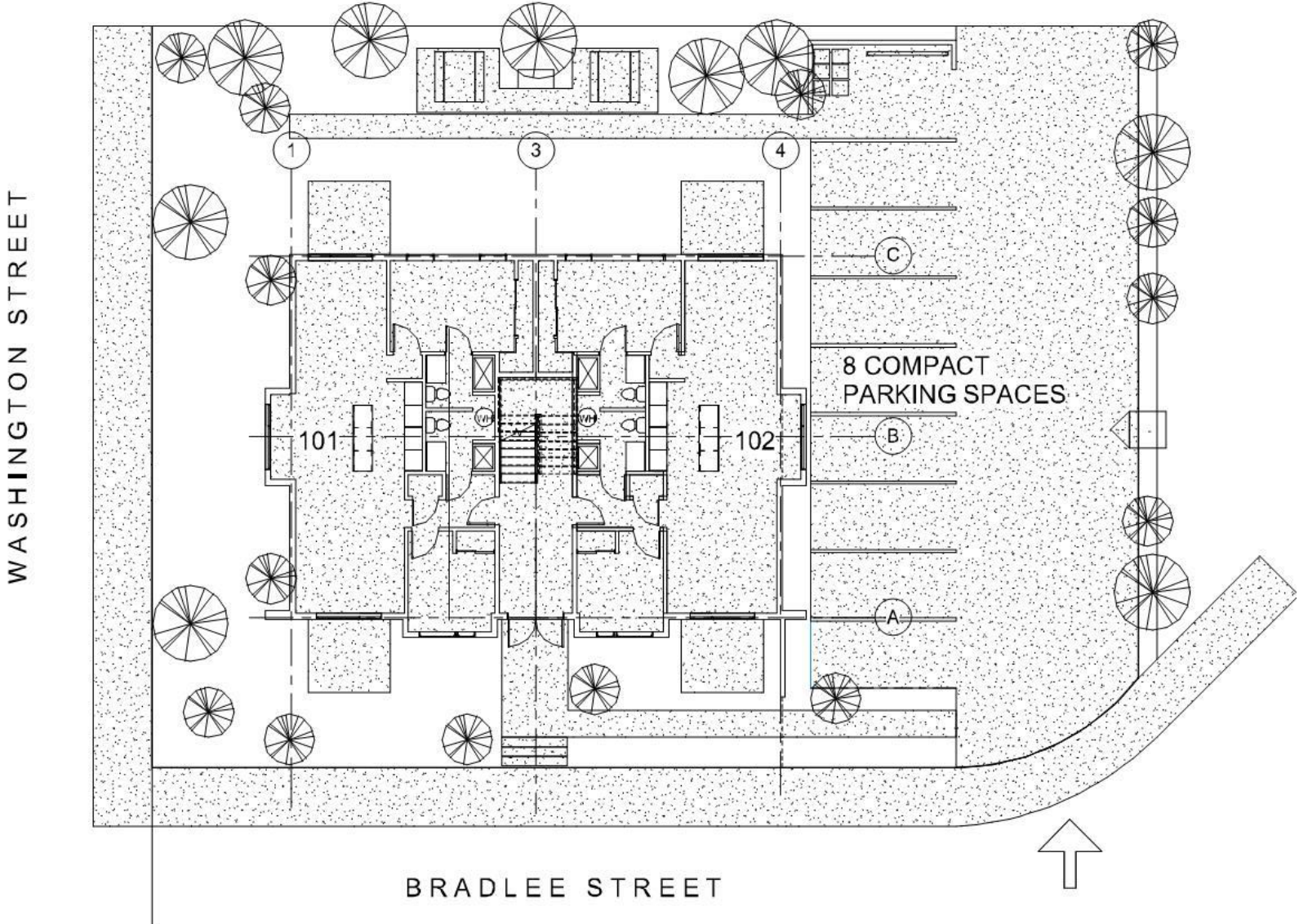
White Roof – Urban Heat Island Effect

Materials – Advanced Design of Foundations & Framing



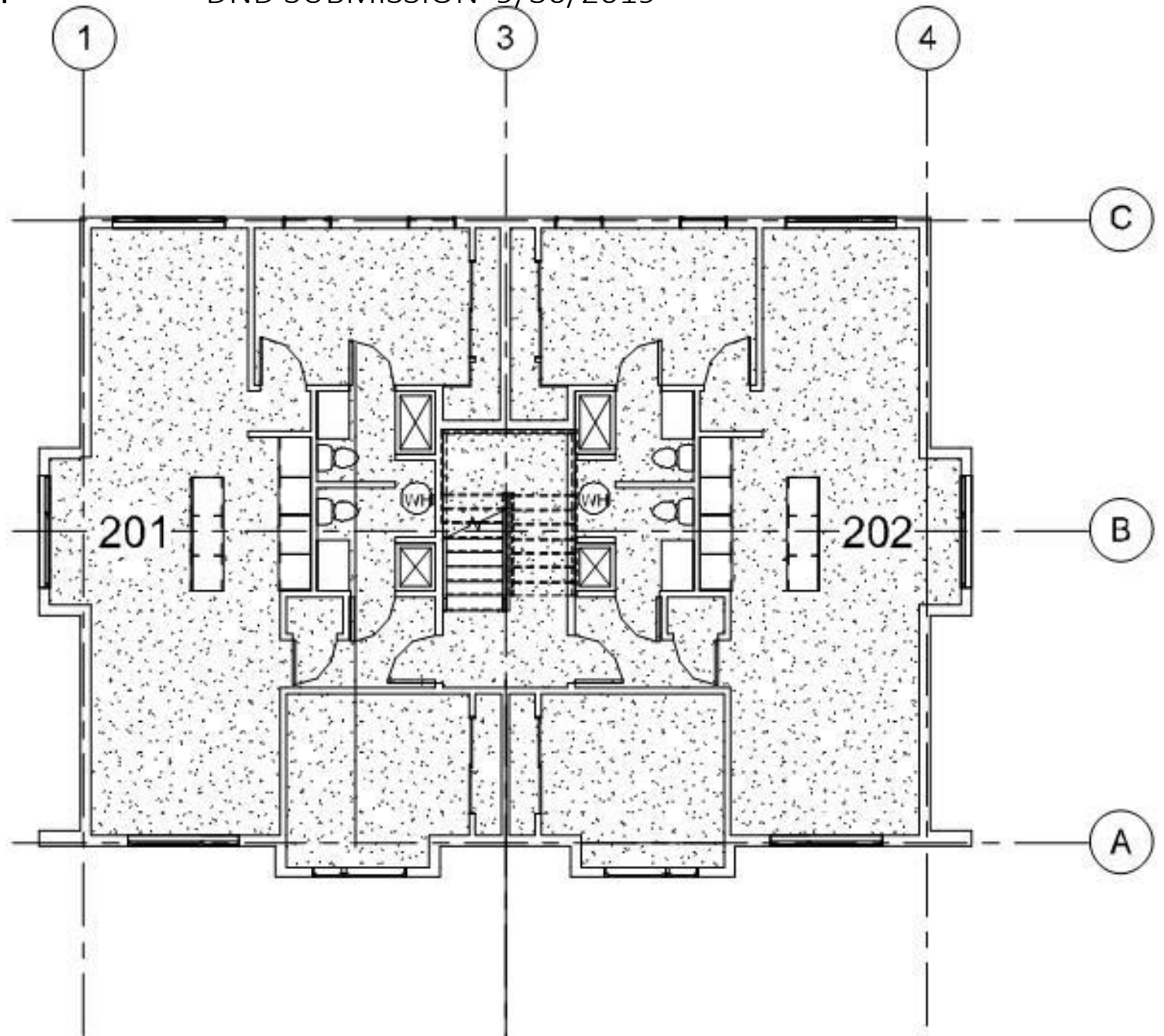
# GROUND FLOOR

DND SUBMISSION 9/30/2019



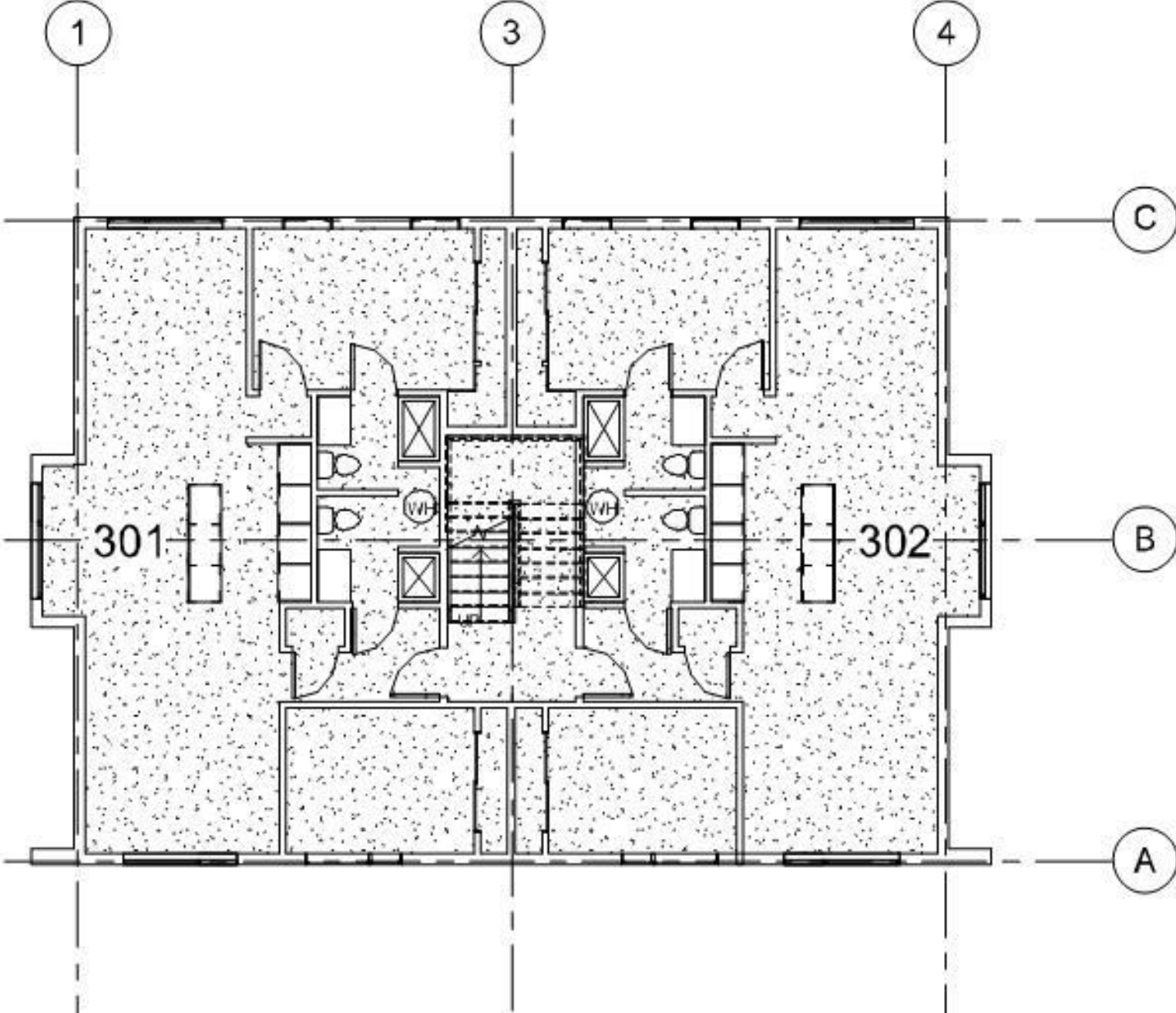
# 2<sup>nd</sup> Floor

DND SUBMISSION 9/30/2019



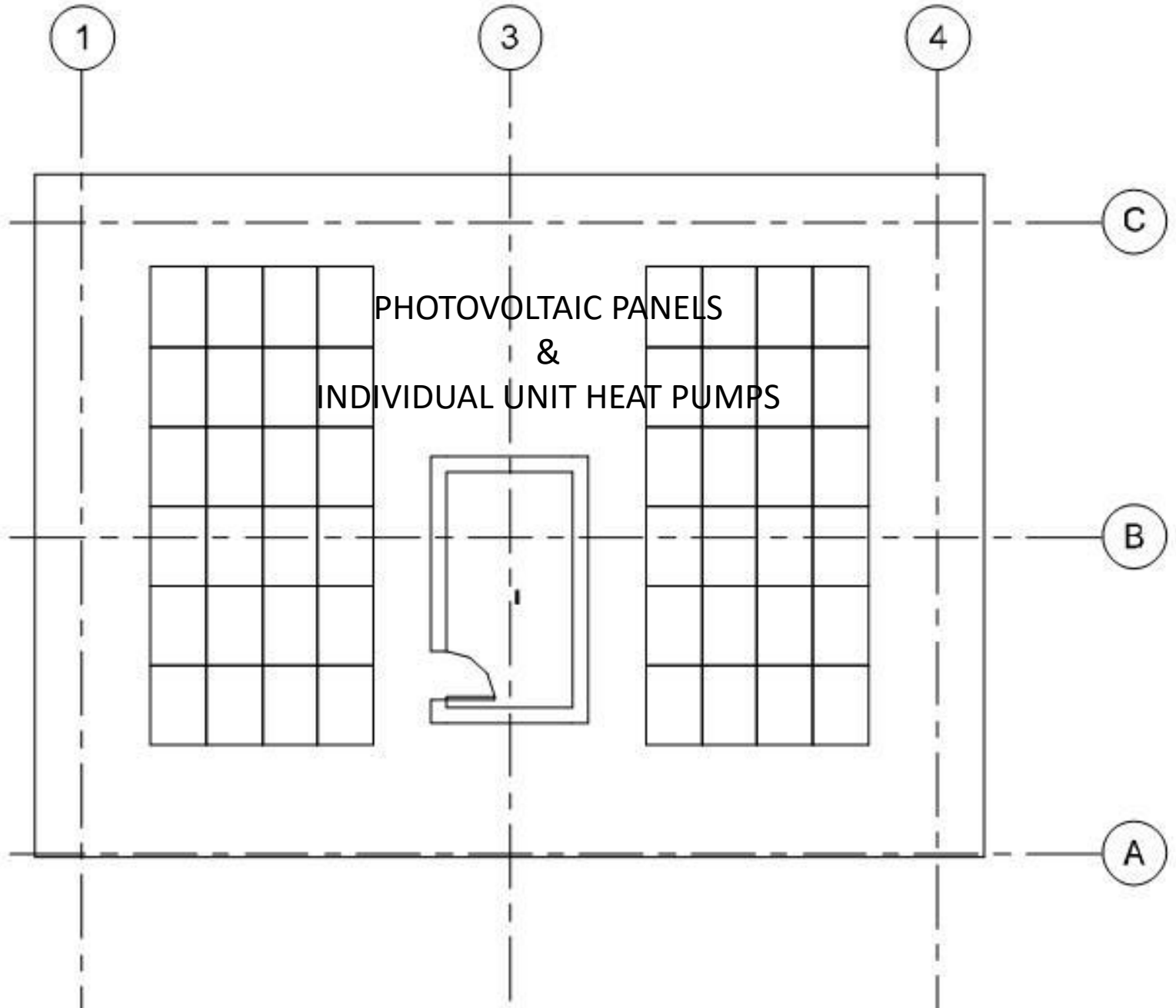
# 3<sup>rd</sup> Floor

DND SUBMISSION 9/30/2019



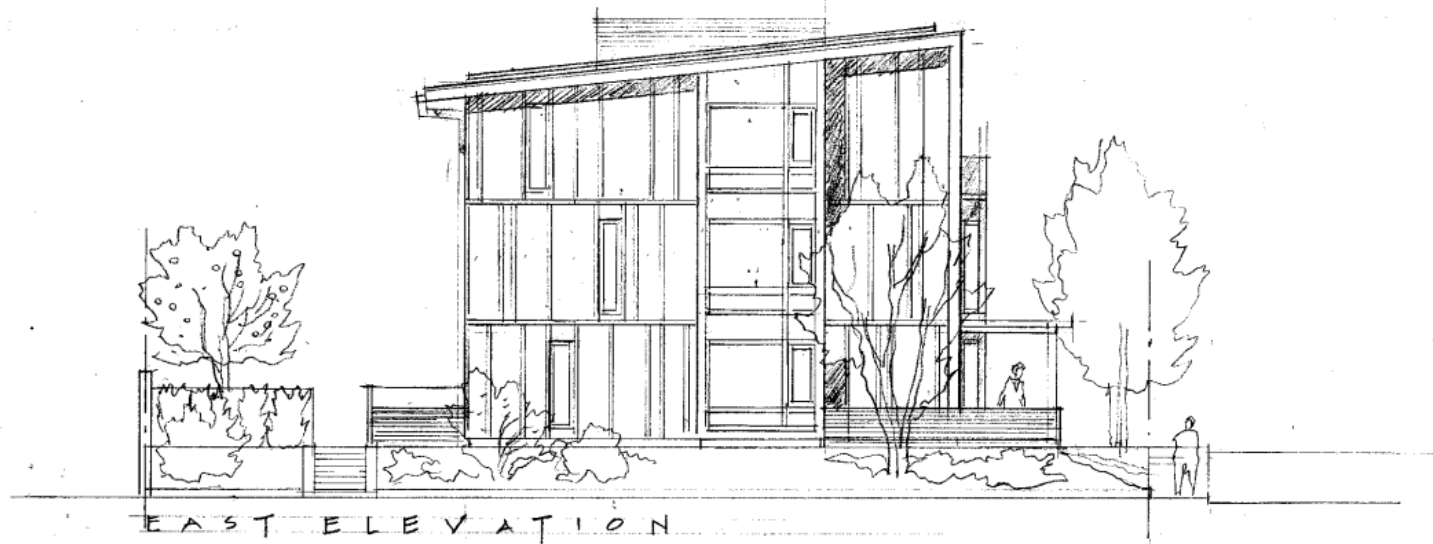
# ROOF

DND SUBMISSION 9/30/2019



# North & East Elevations

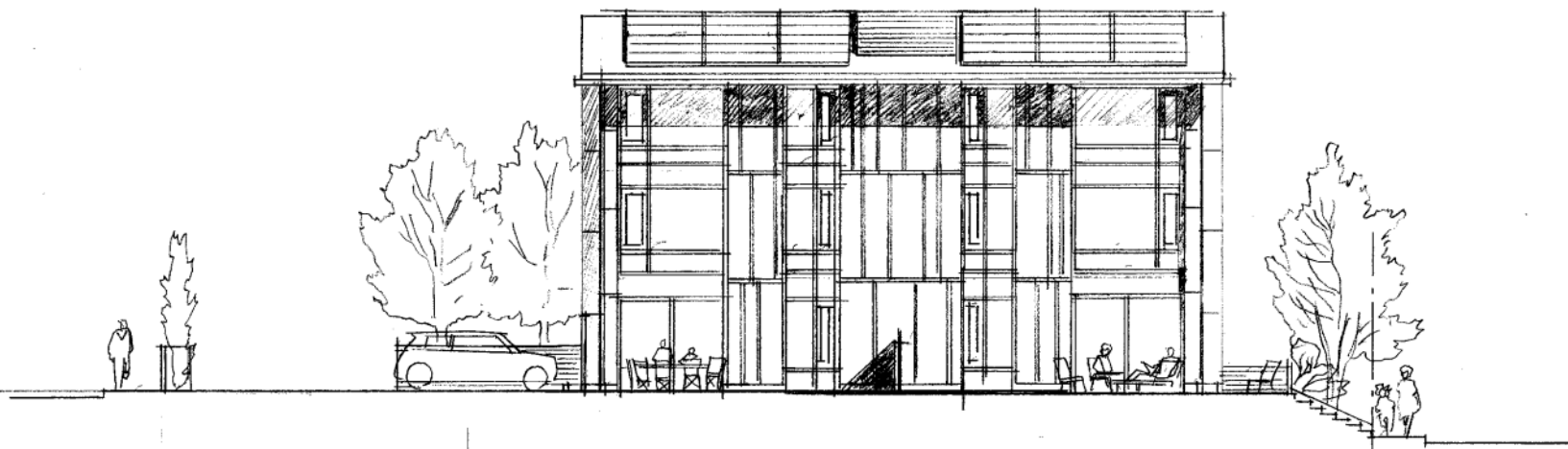
DND SUBMISSION 9/30/2019



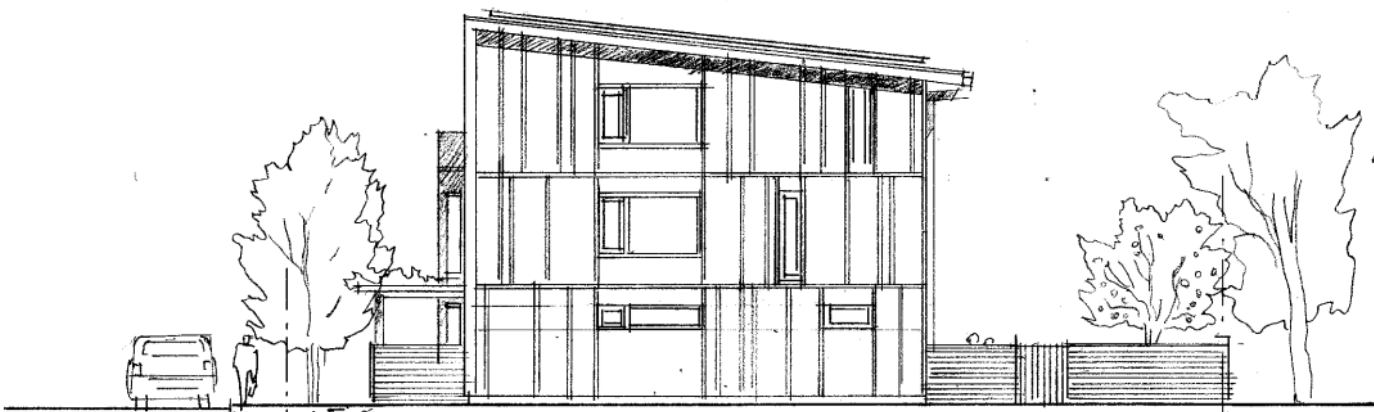


# South & West Elevations

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SOUTH ELEVATION



WEST ELEVATION

# Existing site



# VIEW FROM WASHINGTON STREET



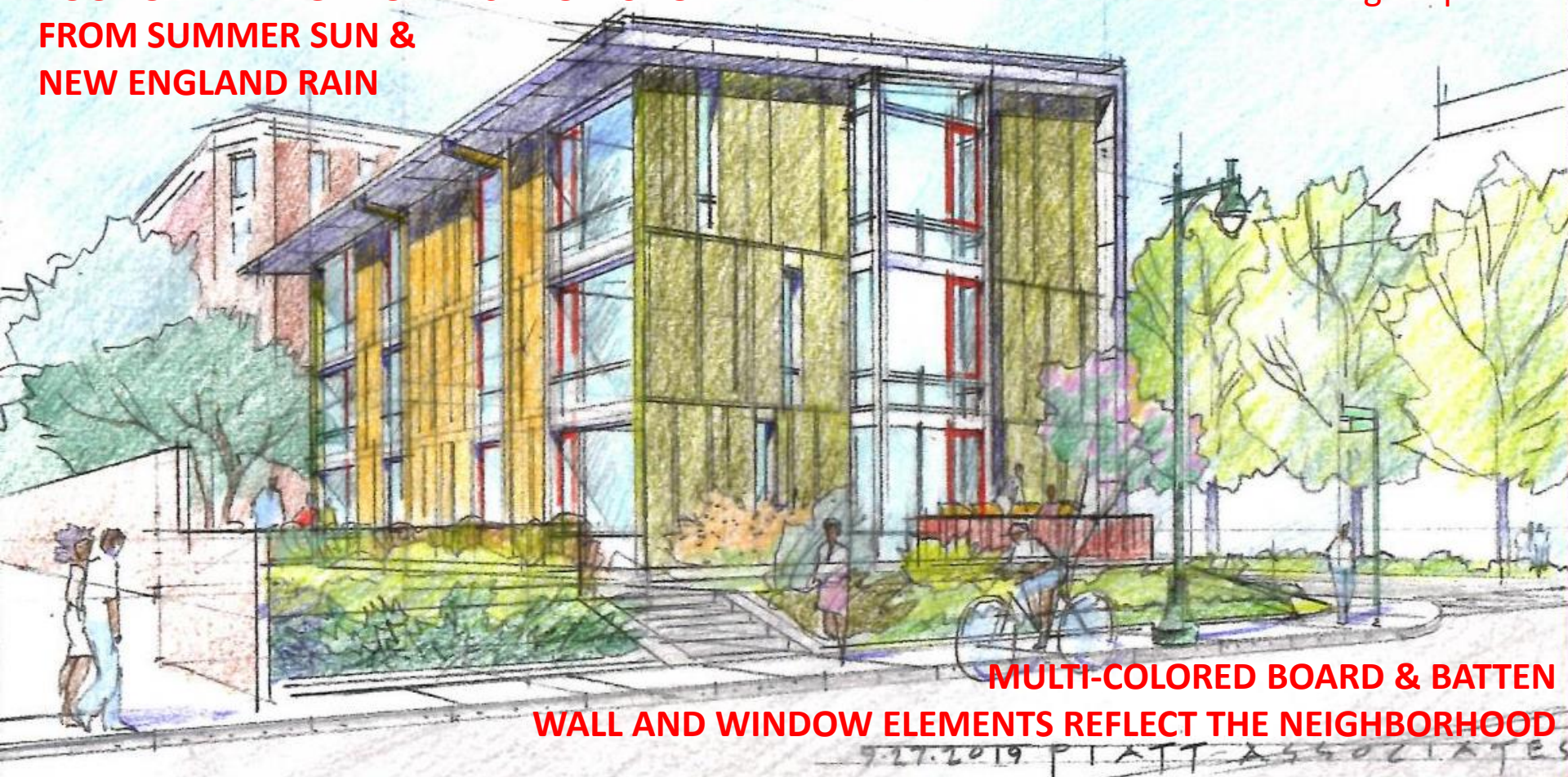
- **TRADITIONAL WHITE CLAPBOARD FAÇADE & WINDOW BAYS**
- **WHITE ROOF & FAÇADE PROVIDE FORMAL SCUPTURAL ELEMENT**
- **FORMAL ENTRY**

# 405 WASHINGTON STREET, DORCHESTER

**JOINED PLANES OF THE ROOF & NORTH WALL  
ARE SCULPTURAL EXPRESSION OF THE IDEA OF SHELTER**

**ROOF OVERHANG PROVIDES PROTECTION  
FROM SUMMER SUN &  
NEW ENGLAND RAIN**

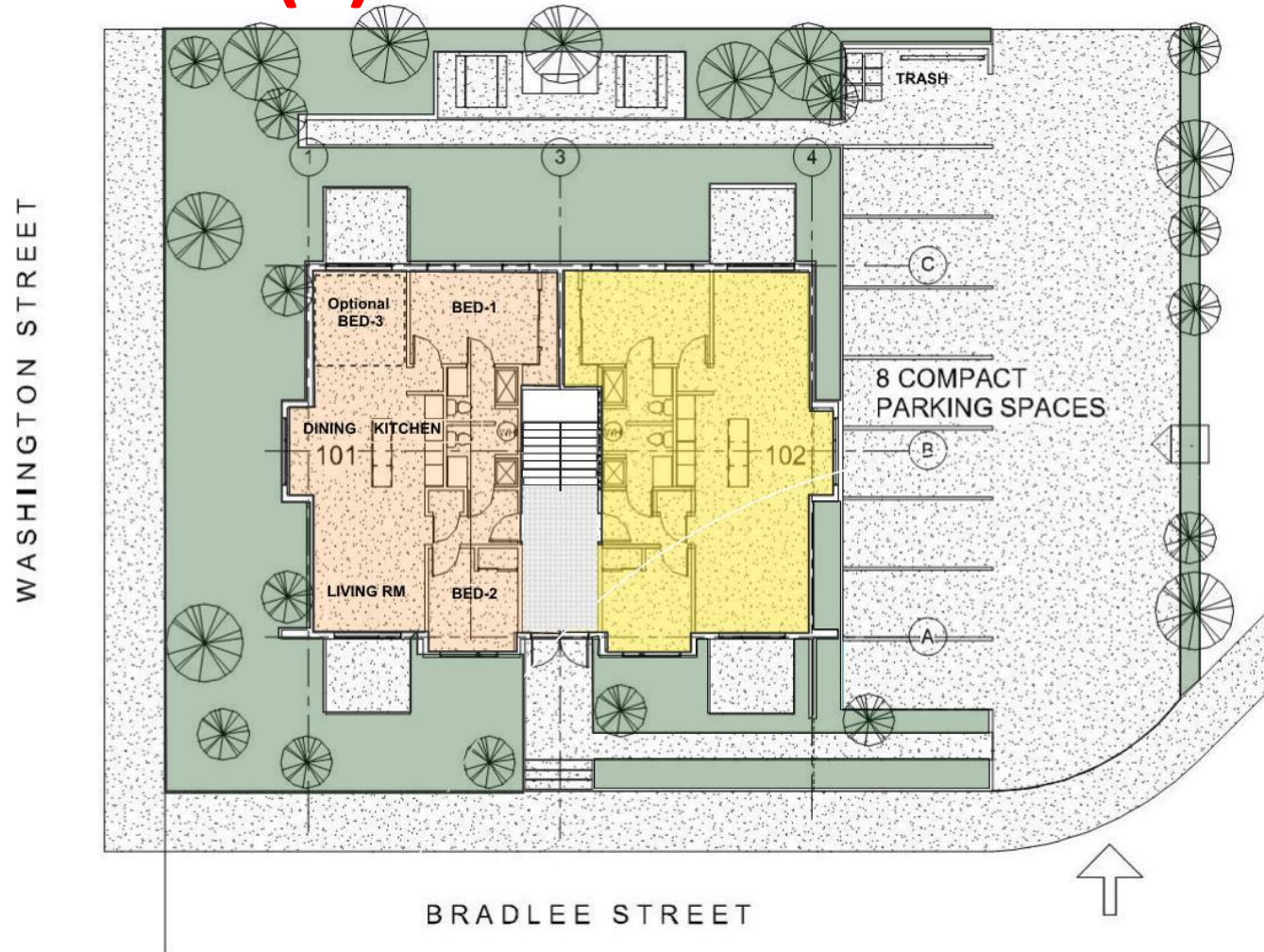
**SOUTH FACING SLOPING ROOF DESIGNED  
FOR SOLAR ENERGY**      12 degree pitch



**MULTI-COLORED BOARD & BATTEN  
WALL AND WINDOW ELEMENTS REFLECT THE NEIGHBORHOOD**

9.27.2019 PLATT ASSOCIATES

# SIX (6) CONDOMINIUM APARTMENTS TWO (2) UNITS PER FLOOR



# TYPICAL UNIT

1130 SF

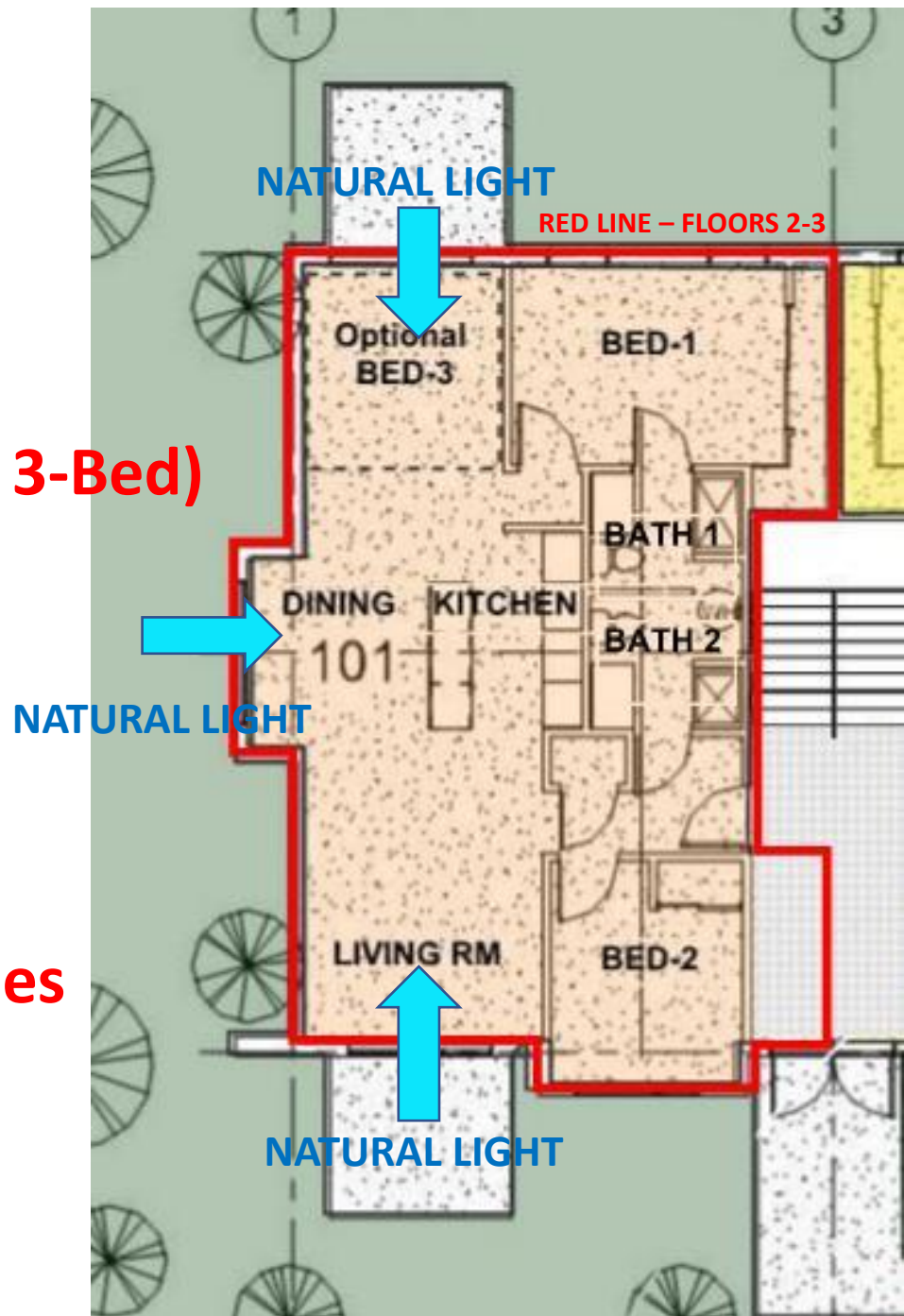
2-Bed (Convertible to 3-Bed)

Two (2) Bath

Laundry

Natural Light on 3-Sides

Net-Zero



# 717-719 Washington St. Natural Light



# 717-719 Washington St. Kitchen & Laundry





# SHARED GARDEN

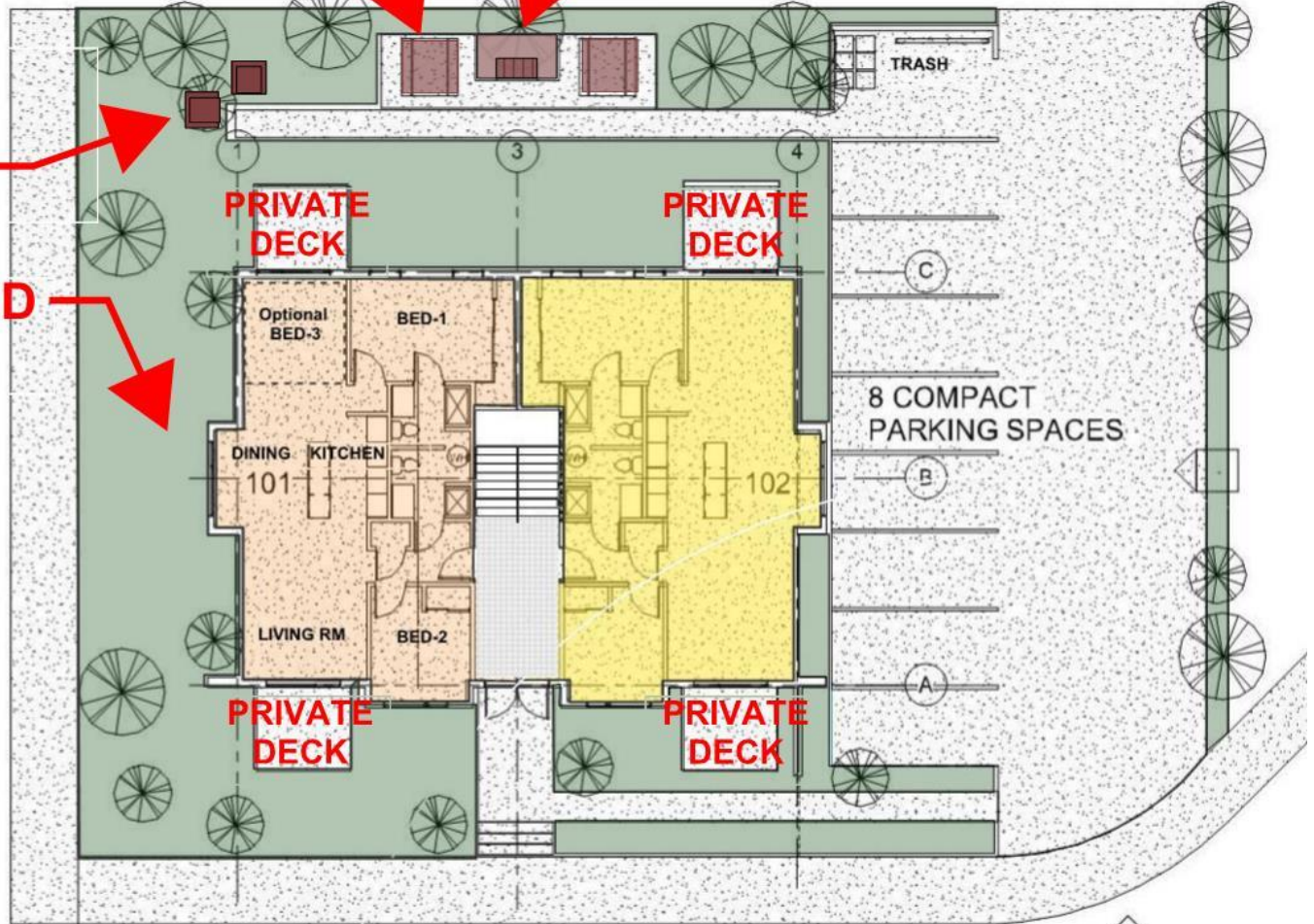
SHARED PICNIC TABLES

GRILLE

SHARED GARDEN CHAIRS

LANDSCAPED YARD

WASHINGTON STREET



TRASH

PRIVATE DECK

PRIVATE DECK

PRIVATE DECK

PRIVATE DECK

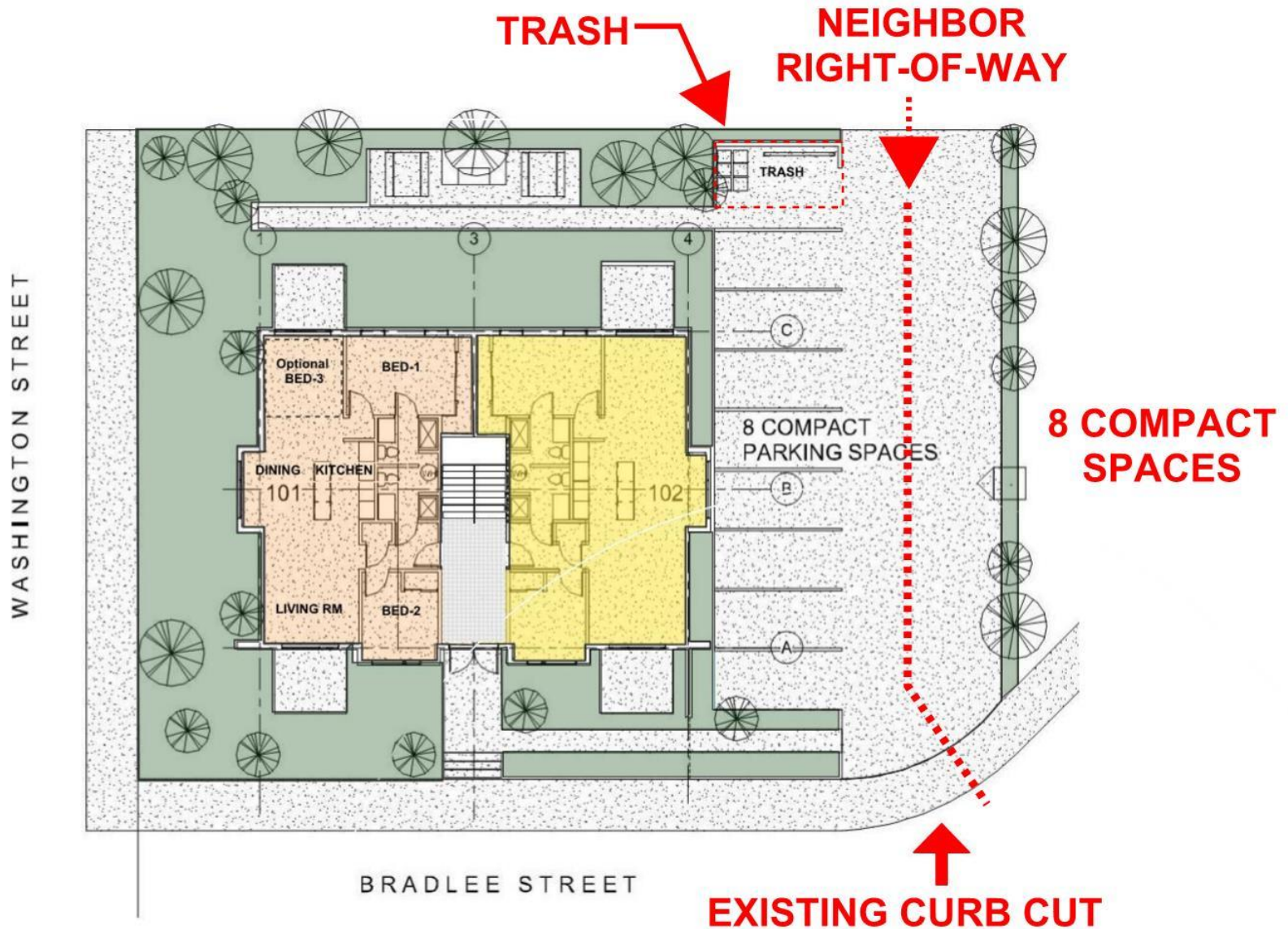
8 COMPACT PARKING SPACES

BRADLEE STREET

# 717-719 Washington St. Shared Urban Garden



# CARS - TRUCKS - TRASH





# ZONING

District:	Dorchester Neighborhood		
Sub-District:	2F-5000		
	Allowed/Req	Design	
Lot Area Minimum per Unit:	1-3	6	Variance Required
Floor Area Ration:	0.5	0.76	Variance Required
Maximum Number of Stories	2.5	3	
Maximum Height of Building	35	27	
Open Space	4450 s	3509 sf	Variance Required
Front Yard Minimum Depth		Minimum / Maximum / Average	
Washington St	15'	12' / 15' / 14.66'	Variance Required
Bradley St	15'	14' / 16' / 15.45'	Variance Required
Side Yard Minimum Depth			
Washington St	10'	25'	
Bradley St	10'	38'	
Rear Yard Minimum Depth	30'	Not Applicable	
Parking Spaces		Compact Only	

# SCHEDULE

MILESTONE	DATE
Designs Complete	January 2020
Apply for Permit(s)	January 2020
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	February 2020
Permit(s) Issued	April 2020
Financing Closed	March 2020
Construction Begins	April 2020
Construction Complete	March 2021

# PROJECT FINANCING & SALES

Project construction financing not required. The Project will be funded by Developer equity and existing credit.

Sales price of units: \$350-375,000 approximate 115% AMI.

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