

21 CROWN LLC
Architectural Improvements

1. Mass of building reduced substantially
2. No Balconies Or Porches;
At grade patios screened w/6' solid wood fence and evergreen shrubs
3. Scale of facade at Crowninshield now similar to residences in neighborhood
4. Similar details that have been approved based on Design Advisory Committee Meetings
 - A. Materials on exterior facades
 - B. Columns at entrances
 - C. Double Hung Windows
 - D. Residential scale gables
 - E. Revised garage door style
 - F. Added more window sizes and styles
 - G. Using dutch gables

21 CROWN LLC
Site Improvements With Townhouse Scheme

1. Mass of building changed from one wide building to two narrow buildings similar in scale to existing homes
2. Reduce number of units from 20 to 8 (60% reduction)
3. Driveway relocation closer to Commonwealth Avenue and reduces possible conflict at intersection of Adams Street.
4. Two parking spaces screened from road per unit to reduce parking on Crowninshield Road
5. Eliminated traffic next to 25 Crowninshield Road. Lights, noise, service vehicles
6. Improved screening of existing hospital building due to location of townhouses.

21 CROWN LLC Facts Comparison

	<u>20 Unit Building</u>	<u>8 Unit Townhouse</u>	<u>Percent Change</u>
# Units	20	8	60% less
Foot Print	7,732	5,230	32% less
Lot Coverage	66.6%	56.3%	10.3% less
Open Space	30.2%	43.7%	13.5 % increase
S.F. Total	21,381 sf	18,144 sf	15% less
Parking Spaces	18 spaces	16 spaces	
Parking Ratio	.9	2.0	55% more
Bedrooms	24	24	same
Height	4 stories 44' 7" Front	4 stories 43'	(19" lower)
Front Setbacks	10.5'	12'	15% more