

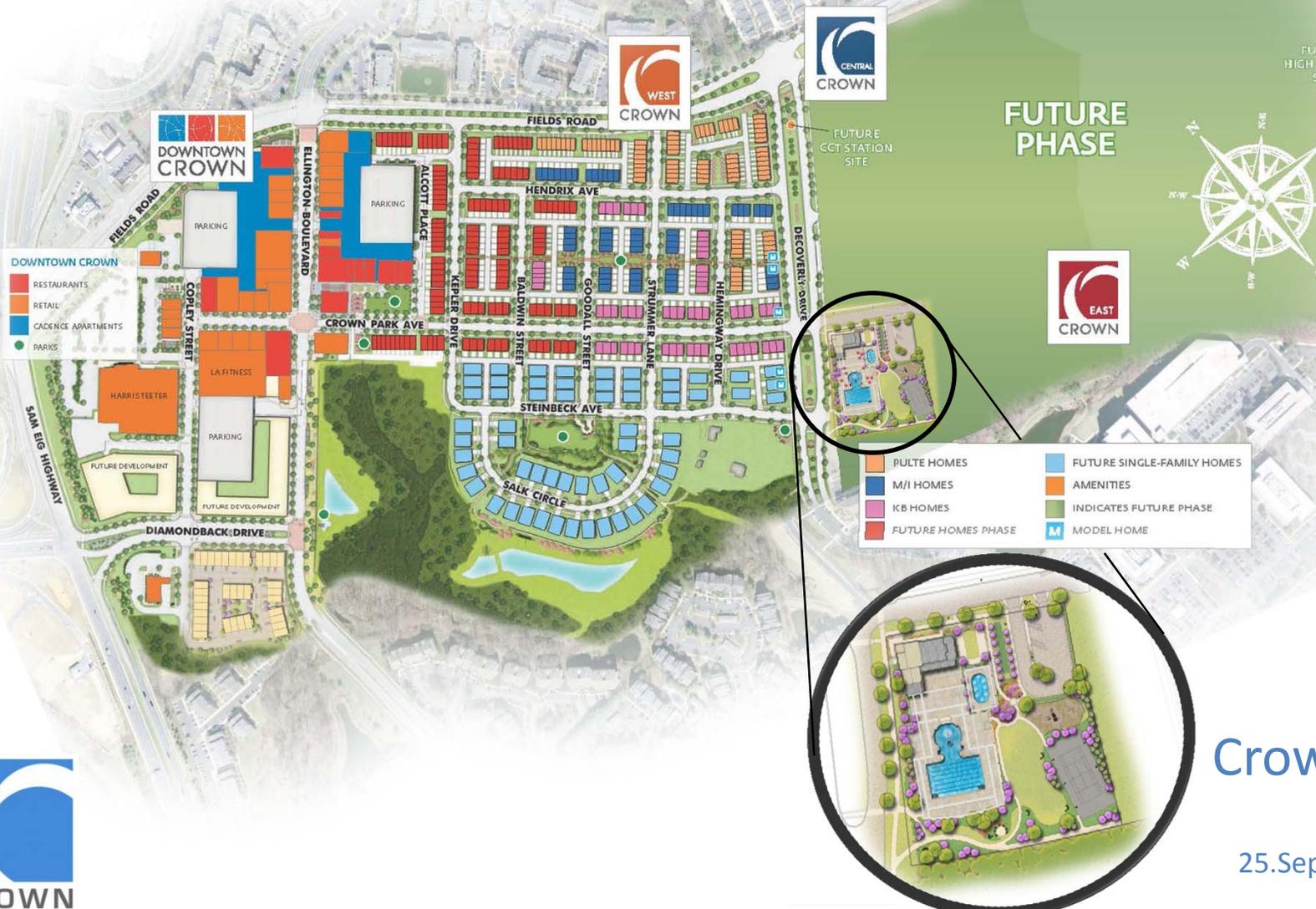


WESTBROOK PROPERTIES



# Crown HOA

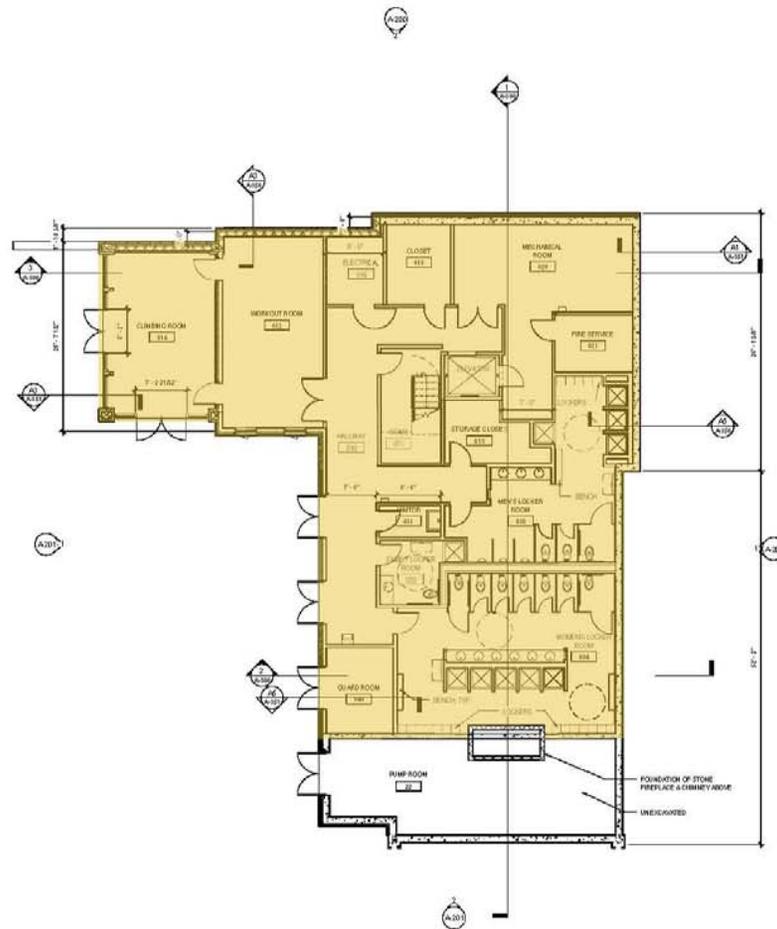
25.September.2013





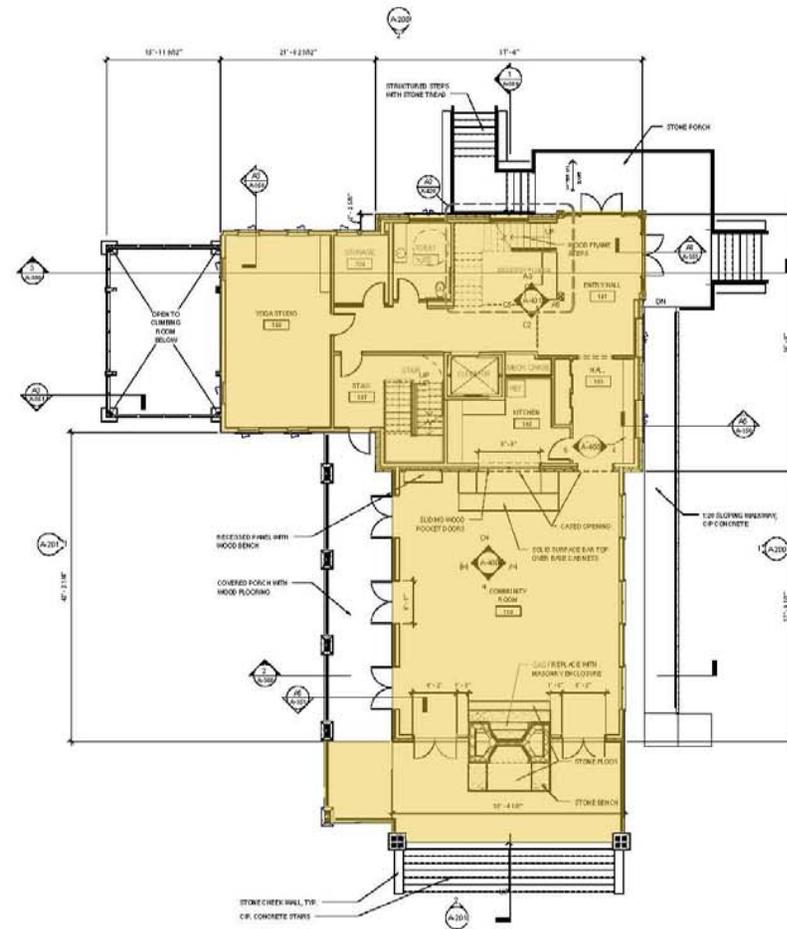
# Schematic Development Plan Amendment

GROUND FLOOR  
4,034 SF



1 GROUND LEVEL  
1/8" = 1'-0"

FIRST FLOOR  
3,747 SF

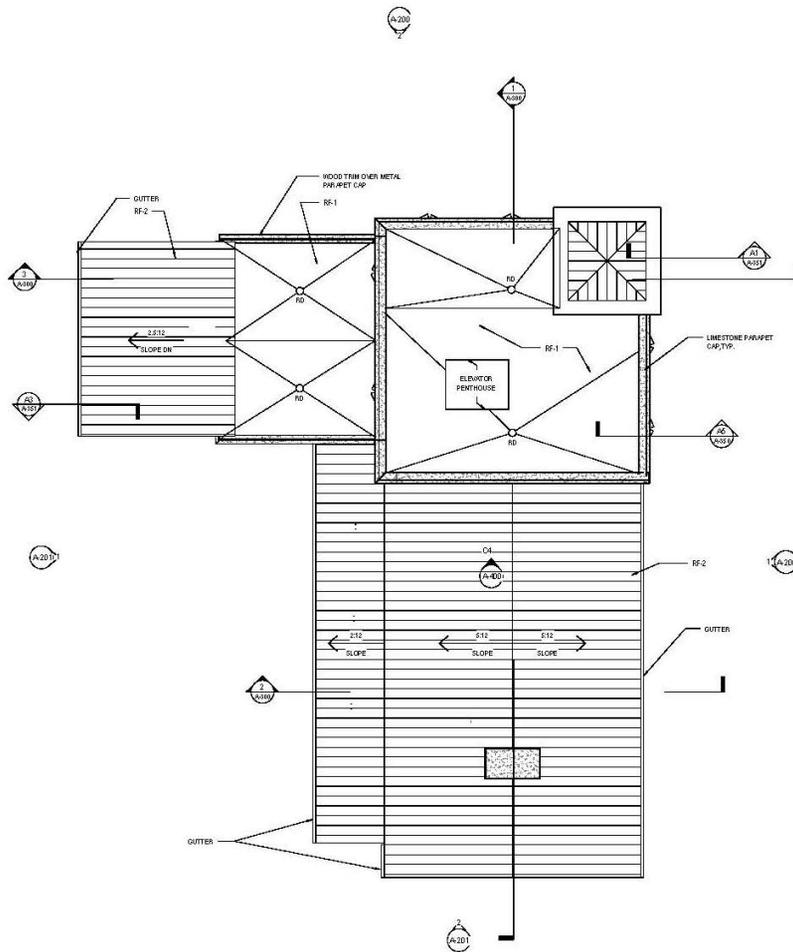


2 FIRST FLOOR PLAN  
1/8" = 1'-0"

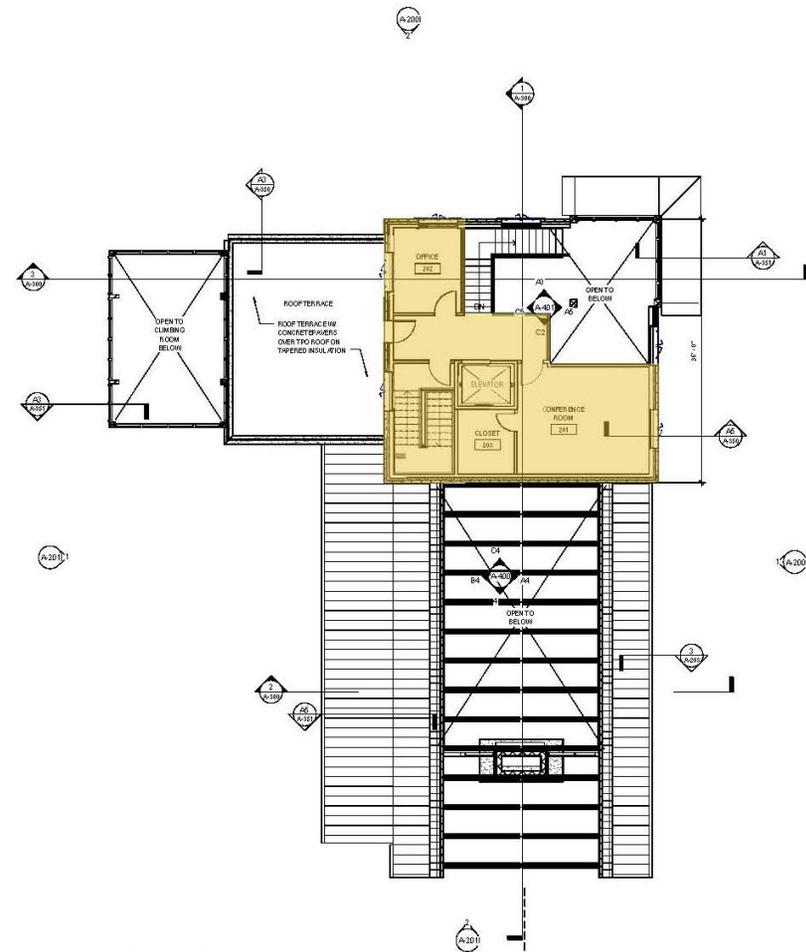


# Schematic Development Plan Amendment

SECOND FLOOR  
944 SF



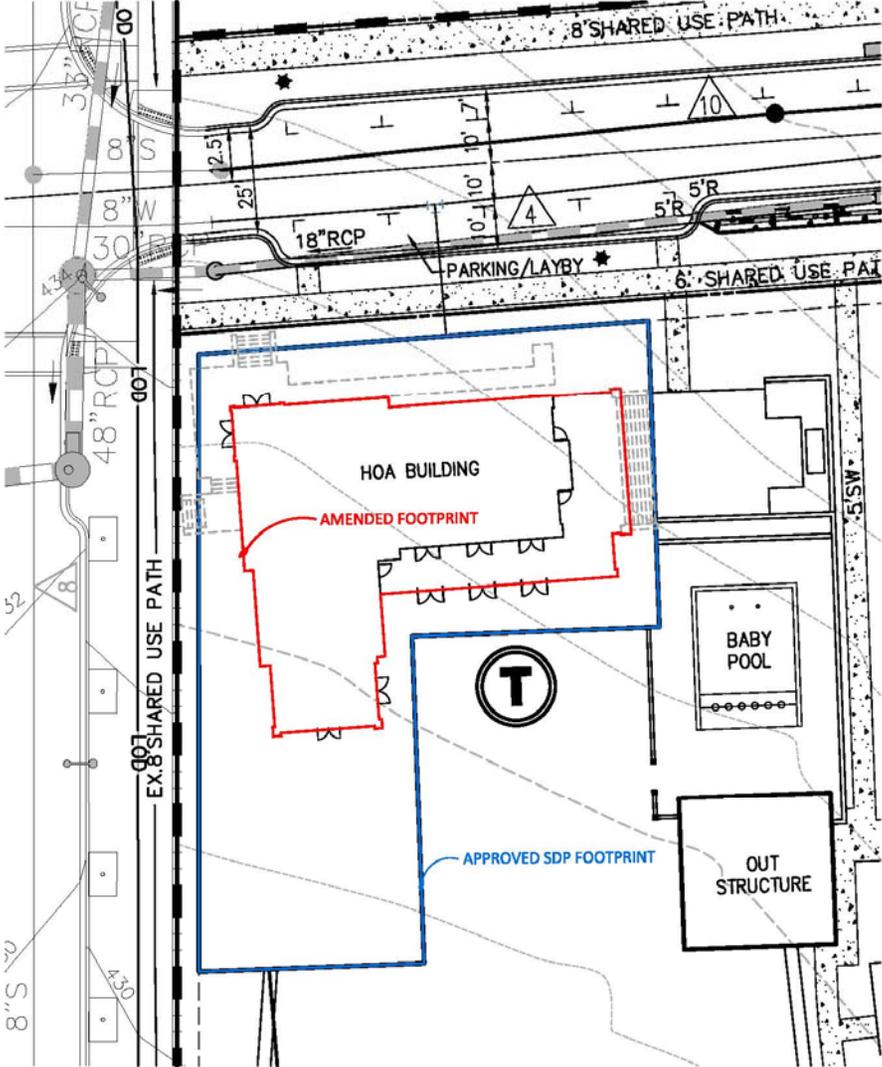
2 ROOF  
1/8" = 1'-0"



1 SECOND FLOOR PLAN  
1/8" = 1'-0"



# Schematic Development Plan Amendment



- LEGEND**
- APPROVED SDP FOOTPRINT
  - AMENDED FOOTPRINT



# Highlights

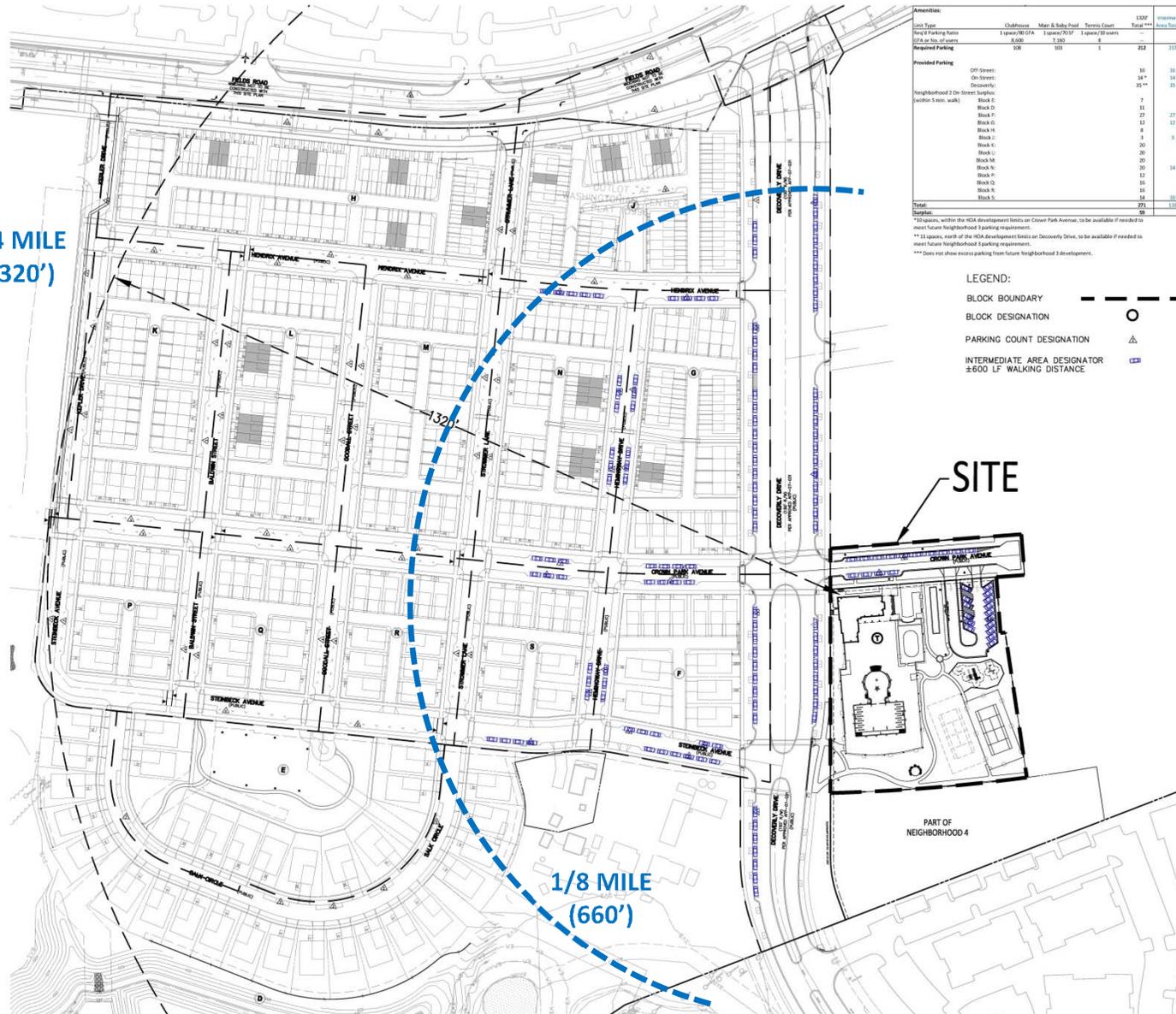
- **GATEWAY/FOCAL ELEMENT**
  - **FUNCTIONAL & FLEXIBLE**
  - **ARCHITECTURALLY COMPATIBLE AND  
ICONIC**
  - **SYMBOLIC OF THE CROWN  
LIFESTYLE**
  - **PEDESTRIAN FRIENDLY & ACCESSIBLE**
- 



# Parking Exhibit

1/4 MILE  
(1320')

1/8 MILE  
(660')



Site Type	Clubhouse	Man & Baby Pool	Tennis Court	ESDP	Intermediates
Req'd Parking Ratio	1 space/100 GFA	1 space/70 SF	1 space/20 users	Total**	Area Total***
GFA on Site of Users	8,000	3,100	8	213	217
Required Parking	80	30	1		
Provided Parking					
On-Street				36	36
Discovery/				34*	34*
Discovery/				35**	35**
Neighborhood 2 On-Street Spaces (within 5 min. walk)				7	7
Block A				11	11
Block B				27	27
Block C				13	13
Block D				8	8
Block E				3	3
Block F				20	20
Block G				20	20
Block H				20	20
Block I				20	20
Block J				13	13
Block K				16	16
Block L				16	16
Block M				14	14
Block N				16	16
Block O				16	16
Block P				14	14
Block Q				16	16
Block R				16	16
Block S				14	14
Block T				16	16
Block U				16	16
Block V				16	16
Block W				16	16
Block X				16	16
Block Y				16	16
Block Z				16	16
Total				273	273
On-site				36	36

\*\* 10 spaces, within the HSA development limits on Crown Park Avenue, to be available if needed to meet future neighborhood parking requirements.  
 \*\* 13 spaces, north of the HSA development limits on Discovery Drive, to be available if needed to meet future neighborhood parking requirements.  
 \*\*\* Does not show excess parking from future Neighborhood 3 development.

- LEGEND:
- BLOCK BOUNDARY
  - BLOCK DESIGNATION
  - PARKING COUNT DESIGNATION ▲
  - INTERMEDIATE AREA DESIGNATOR  ±600 LF WALKING DISTANCE

SITE

PART OF NEIGHBORHOOD 4





# Site Diagram

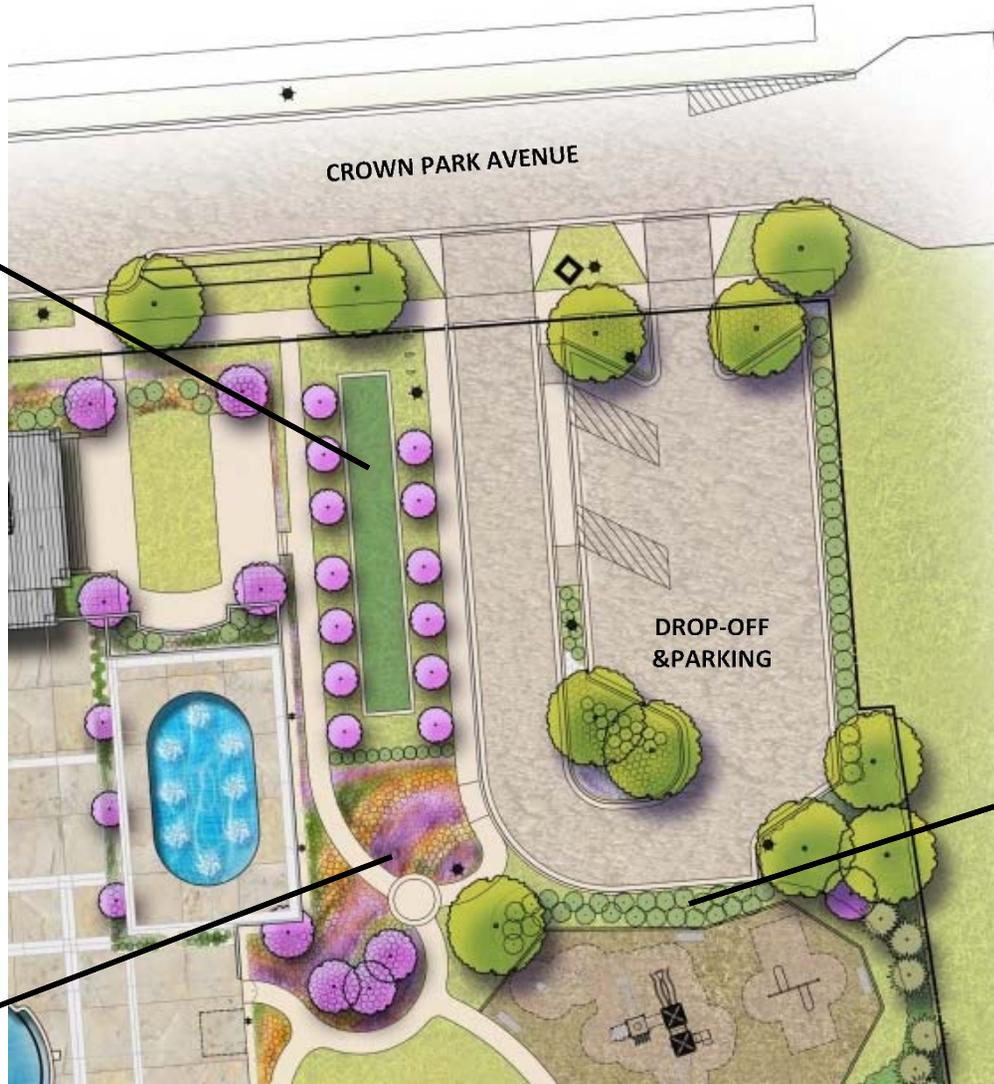




BOCCE BALL COURT

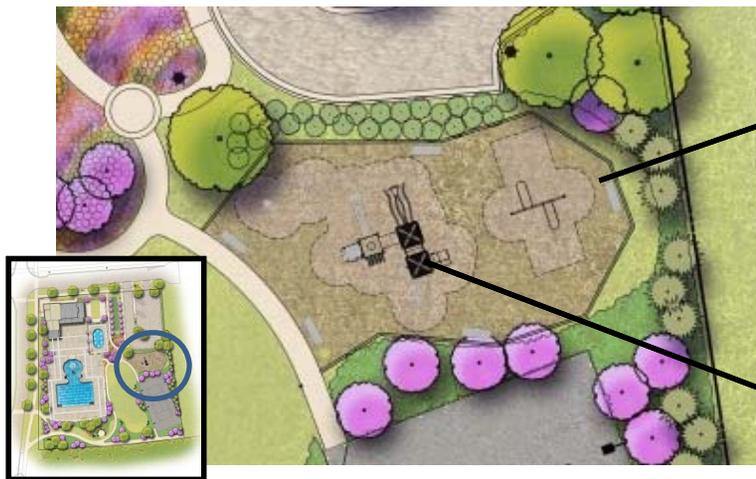


LANDSCAPED BEDS



SHRUB SCREENING

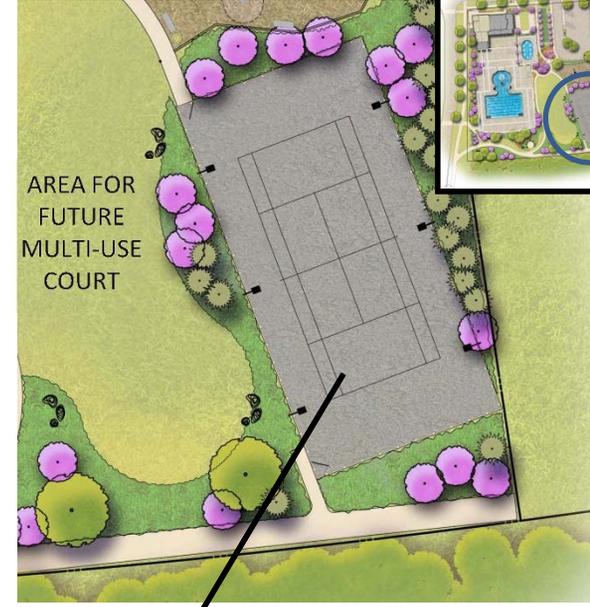




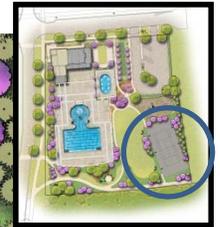
SWINGS



PLAYGROUND STRUCTURE



AREA FOR FUTURE MULTI-USE COURT



MEADOW



GATHERING AREA



FULL CUTOFF COURT LIGHTING



GATEWAY ELEMENT





SPLASH POOL



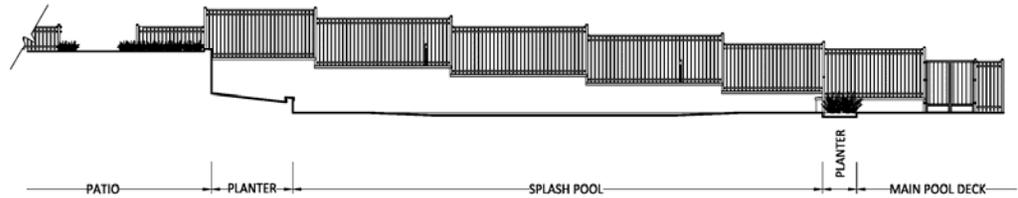
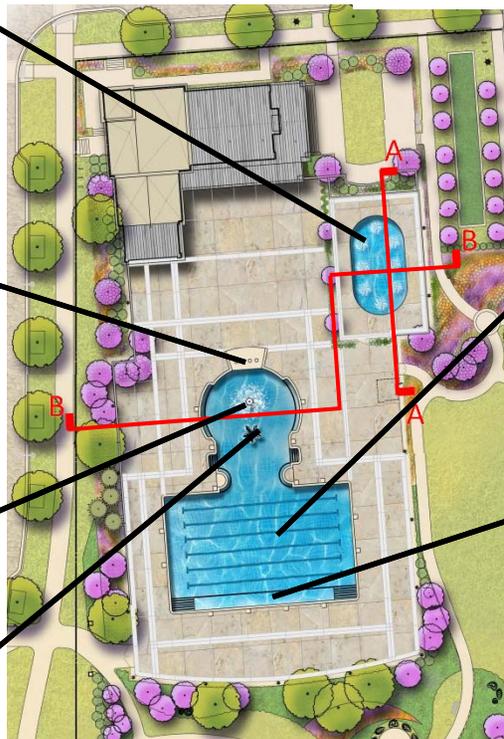
ZERO ENTRY



PLAY ELEMENT



PLAY ELEMENT



SECTION A-A

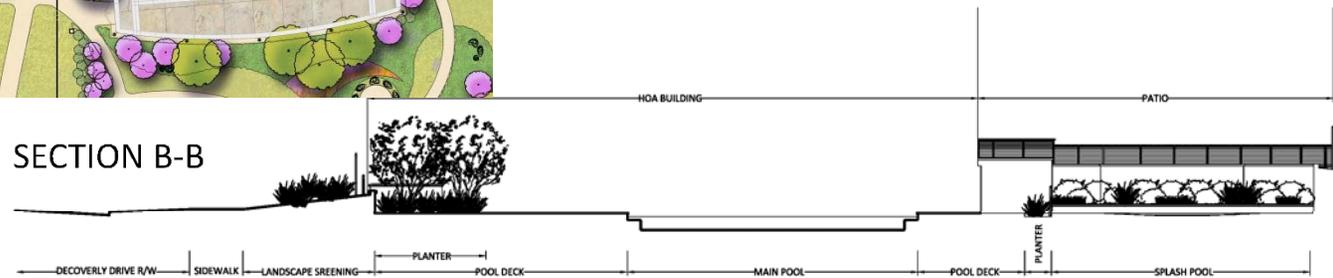


25 METER COMPETITION LANES (6)



SUNNING BENCH

SECTION B-B





NORTH ELEVATION

Architectural Elevations



ELEVATION ALONG CROWN PARK AVENUE



WEST ELEVATION

Architectural Elevations



ELEVATION ALONG DECOVERLY DRIVE



EAST ELEVATION

Architectural Elevations





SOUTH ELEVATION

Architectural Elevations

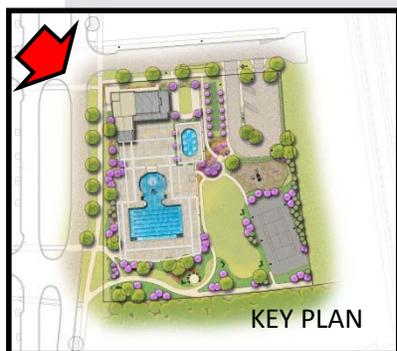


South Elevation



PERSPECTIVE

North View



KEY PLAN



PERSPECTIVE

West View

