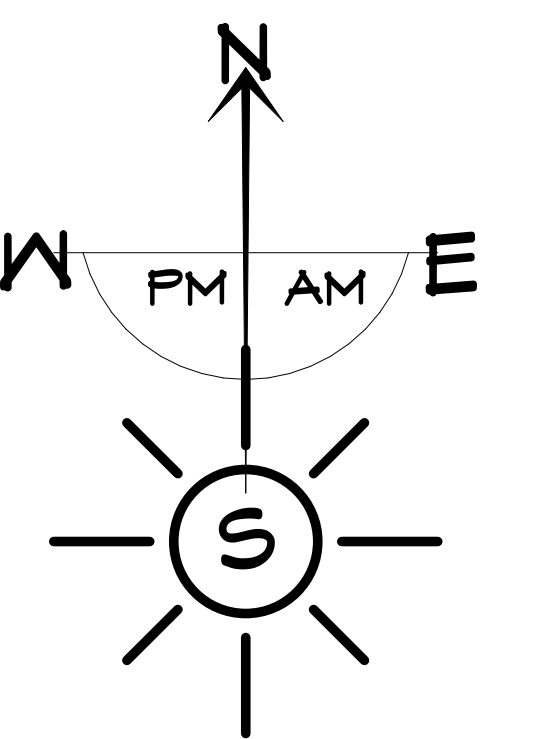


CHURCH HILL FARM AT DEEP BROOK

AN ACTIVE ADULT CONSERVATION
COMMUNITY
IN
NEWTOWN, CONNECTICUT



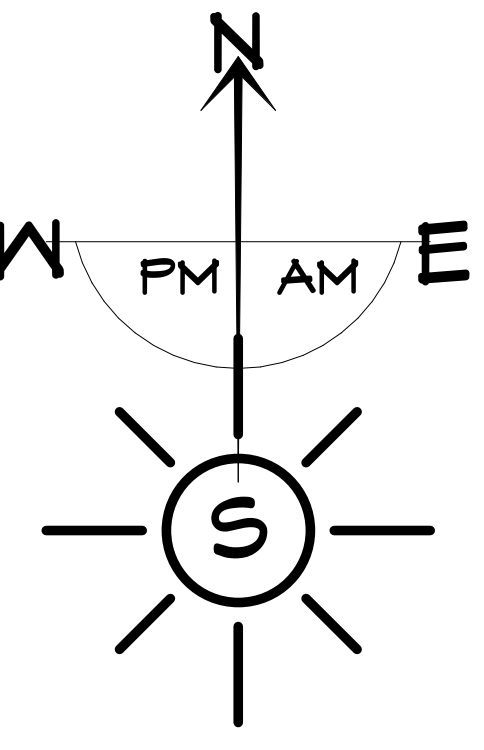




1 SITE PLAN_1"=120'
A-002 Scale: 1" = 120'-0"



SITE PLAN "LINE" LEGEND	
	PROPERTY LINE
	LOT LINE
	BUILDING SETBACK
	WETLAND LINE
	WETLAND BUFFER
	SIDEWALK, STREET, ETC.



1 SITE PLAN_1"=100'
A-003 Scale: 1" = 100'-0"

PHASE 1		
(48) ONE BEDROOM UNITS	1X PARKING FACTOR	48 PARKING SPOTS
(56) TWO BEDROOM UNITS	1.5X PARKING FACTOR	84 PARKING SPOTS
TOTAL SPACES NEEDED		132 PARKING SPOTS (14 HC WITH 3 VANS)
PARKING GARAGE		10 PARKING SPOTS (8 HC WITH 2 VANS)
SURFACE PARKING		75 PARKING SPOTS (7 HC WITH 1 VAN)
TOTAL SPACES PROVIDED		145 PARKING SPOTS (15 HC WITH 3 VANS)
PROVIDED - NEEDED		13 PARKING SPOTS (1 HC) FOR STAFF/VISITORS

PHASE 2		
(12) ONE BEDROOM UNITS	1X PARKING FACTOR	12 PARKING SPOTS
(36) TWO BEDROOM UNITS	1.5X PARKING FACTOR	54 PARKING SPOTS
TOTAL SPACES NEEDED		66 PARKING SPOTS (7 HC WITH 2 VANS)
PARKING GARAGE		35 PARKING SPOTS (7 HC WITH 2 VANS)
SURFACE PARKING		30 PARKING SPOTS (4 HC)
TOTAL SPACES PROVIDED		65 PARKING SPOTS (11 HC WITH 2 VANS)
PROVIDED - NEEDED		(4 EXTRA HC) FOR STAFF/VISITORS

PHASE 3		
(2) TWO BEDROOM VILLAS	1.5X PARKING FACTOR	3 PARKING SPOTS
(11) THREE BEDROOM VILLAS	1.5X PARKING FACTOR	26 PARKING SPOTS
TOTAL SPACES NEEDED		29 PARKING SPOTS (GARAGES ARE ADA/HC COMPLIANT)
PARKING GARAGE		38 PARKING SPOTS (PRIVATE)
SURFACE PARKING		DRIVEWAY NOT CALCULATED
TOTAL SPACES PROVIDED		38 PARKING SPOTS
SURFACE FOR STAFF/VISITORS		N/A

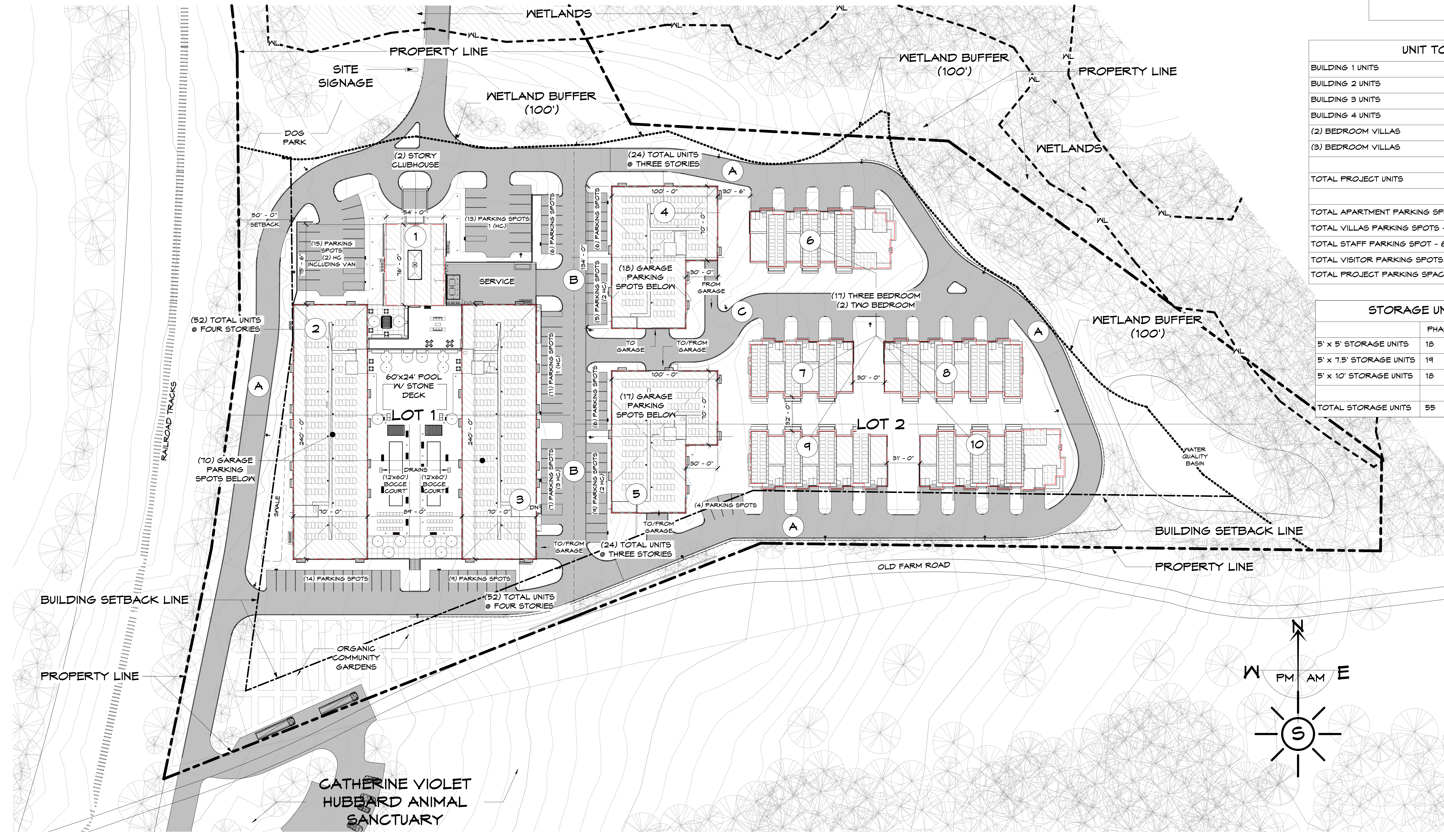
SITE PLAN "LINE" LEGEND	
	PROPERTY LINE
	LOT LINE
	BUILDING SETBACK
	WETLAND LINE
	WETLAND BUFFER
	SIDEWALK, STREET, ETC.

ROAD NAME LEGEND	
TAG	OPTIONS
A	FALLING HILL DRIVE
	HORSE SHOE DRIVE
	FARM HOUSE DRIVE
B	CENTER STREET
	MAIN STREET
	BROAD STREET
C	DEEP BROOK LANE
	CARRIAGE LANE
	COUNTRY LANE

UNIT TOTALS	
BUILDING 1 UNITS	52
BUILDING 2 UNITS	52
BUILDING 3 UNITS	24
BUILDING 4 UNITS	24
(2) BEDROOM VILLAS	2
(3) BEDROOM VILLAS	17
TOTAL PROJECT UNITS	171

TOTAL APARTMENT PARKING SPOTS - 198 (21 HC W/ 5 VANS)	
TOTAL VILLAS PARKING SPOTS - 38 (ADA/HC COMPLIANT)	
TOTAL STAFF PARKING SPOT - 6 (2 HC)	
TOTAL VISITOR PARKING SPOTS - 6 (3 HC)	
TOTAL PROJECT PARKING SPACES	248

STORAGE UNIT TOTALS			
	PHASE 1	PHASE 2	TOTAL
5' x 5' STORAGE UNITS	18	10	28
5' x 7.5' STORAGE UNITS	14	12	31
5' x 10' STORAGE UNITS	18	10	28
TOTAL STORAGE UNITS	55	32	87



1 ARCHITECTURAL SITE PLAN_1"=40'
A-004 Scale: 1" = 40'-0"



1 4 STORY BUILDING - 1
A-120 Scale: 1" = 10'-0"



2 4 STORY BUILDING - 2
A-120 Scale: 1" = 10'-0"



3 4 STORY BUILDING - 3
A-120 Scale: 1" = 10'-0"



1 4 STORY BUILDING - 4
A-121 Scale: 1" = 10'-0"



2 4 STORY BUILDING - 5
A-121 Scale: 1" = 10'-0"



3 4 STORY BUILDING - 6
A-121 Scale: 1" = 10'-0"

MATERIAL INSPIRATION

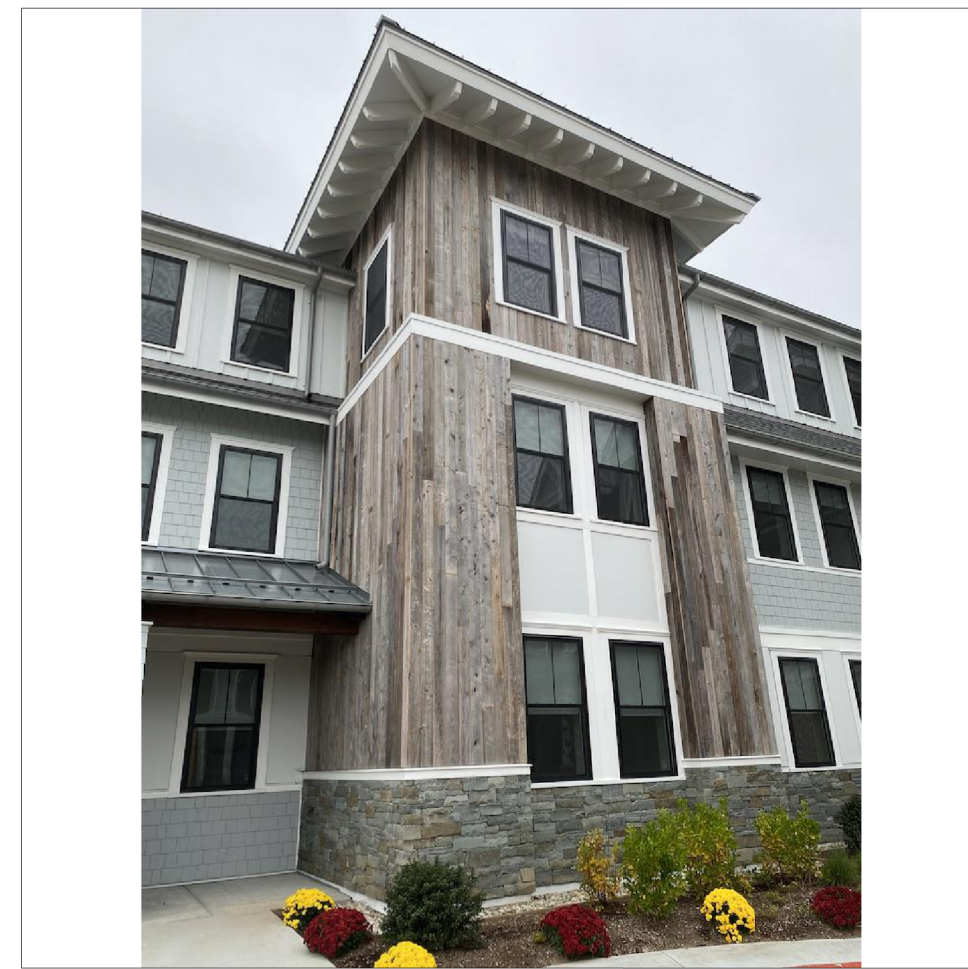
VERTICAL "BOARD & BATTEN" SIDING



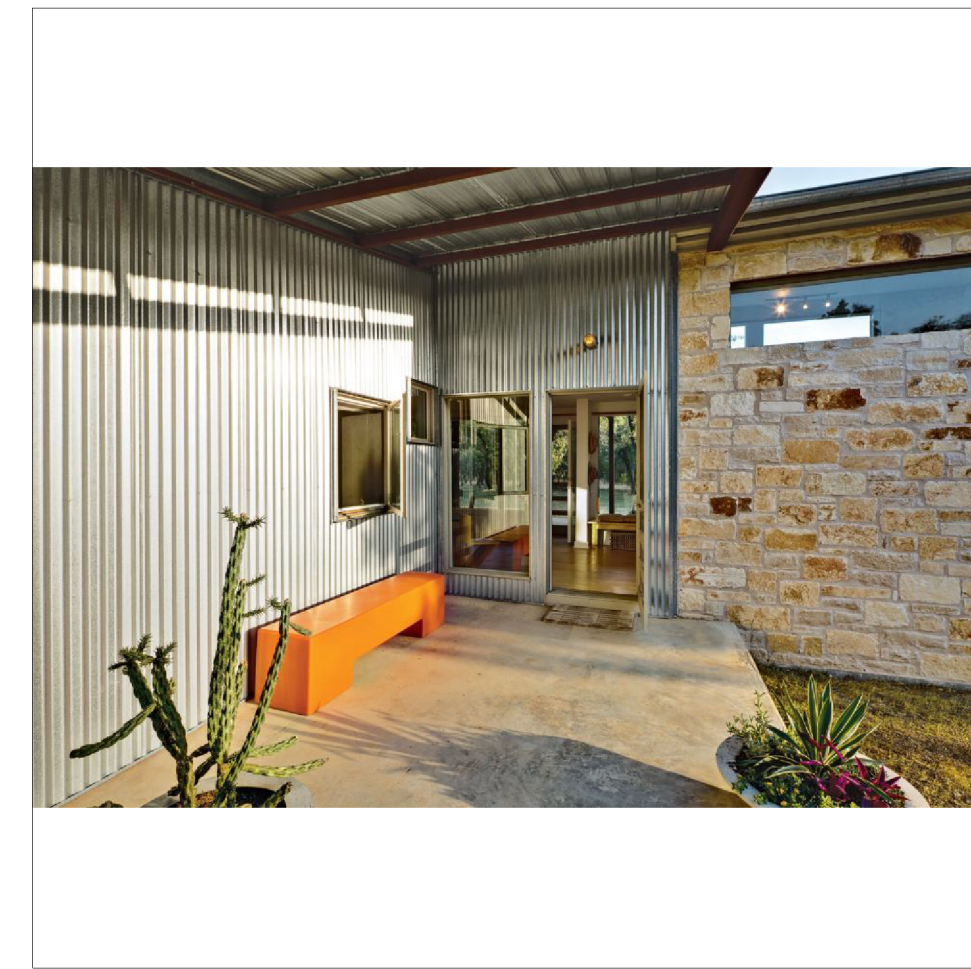
HORIZONTAL COMPOSITE SIDING



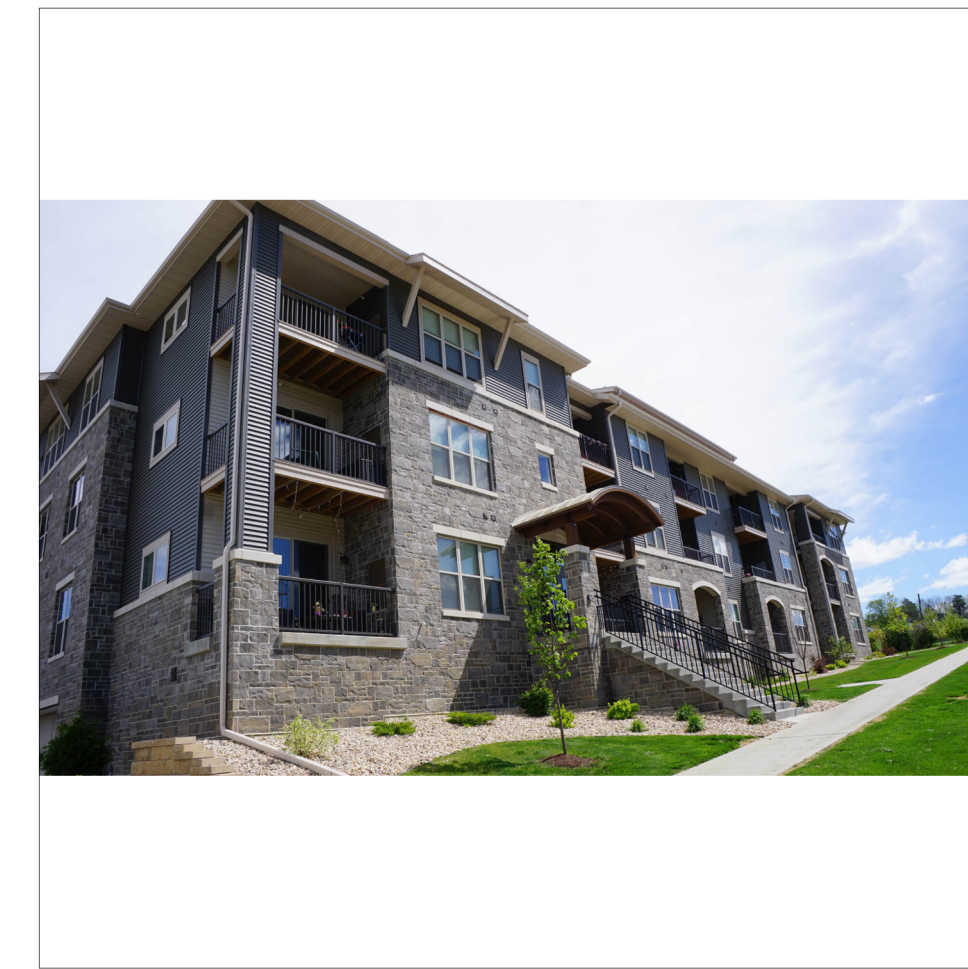
WOOD PLANK SIDING



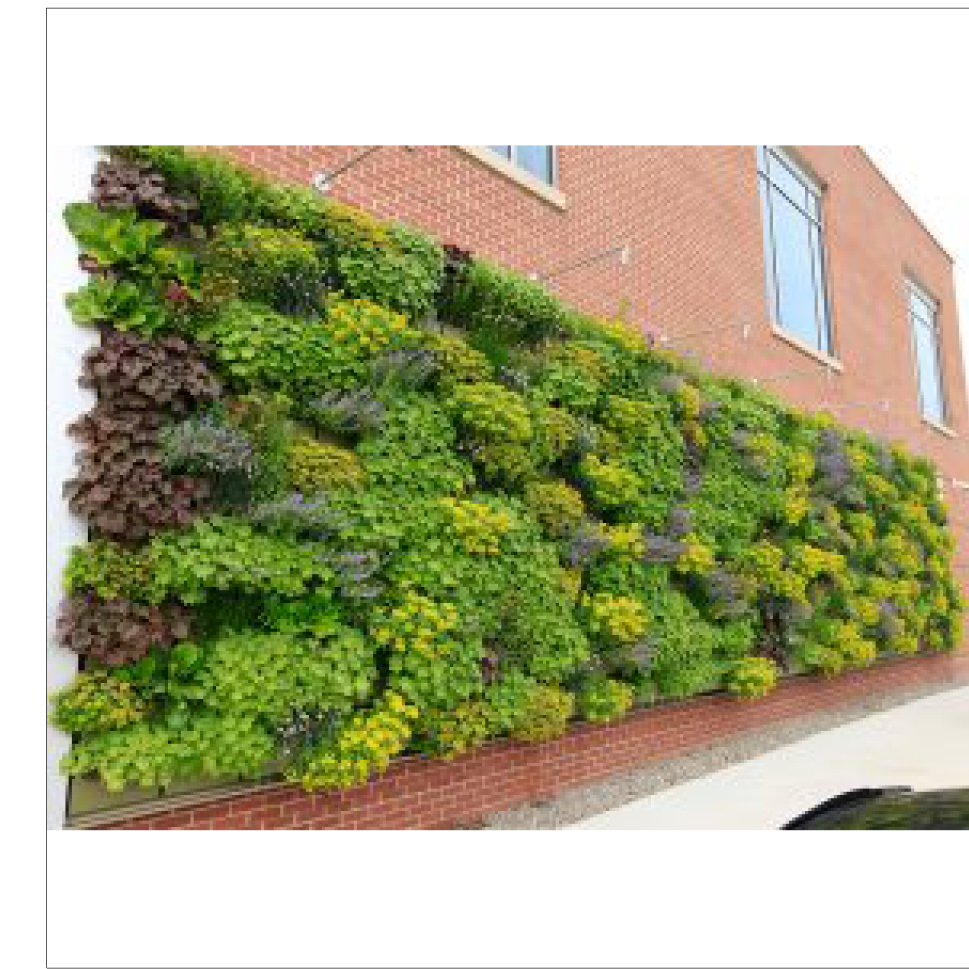
CORRUGATED METAL SIDING



THIN STONE VENEER

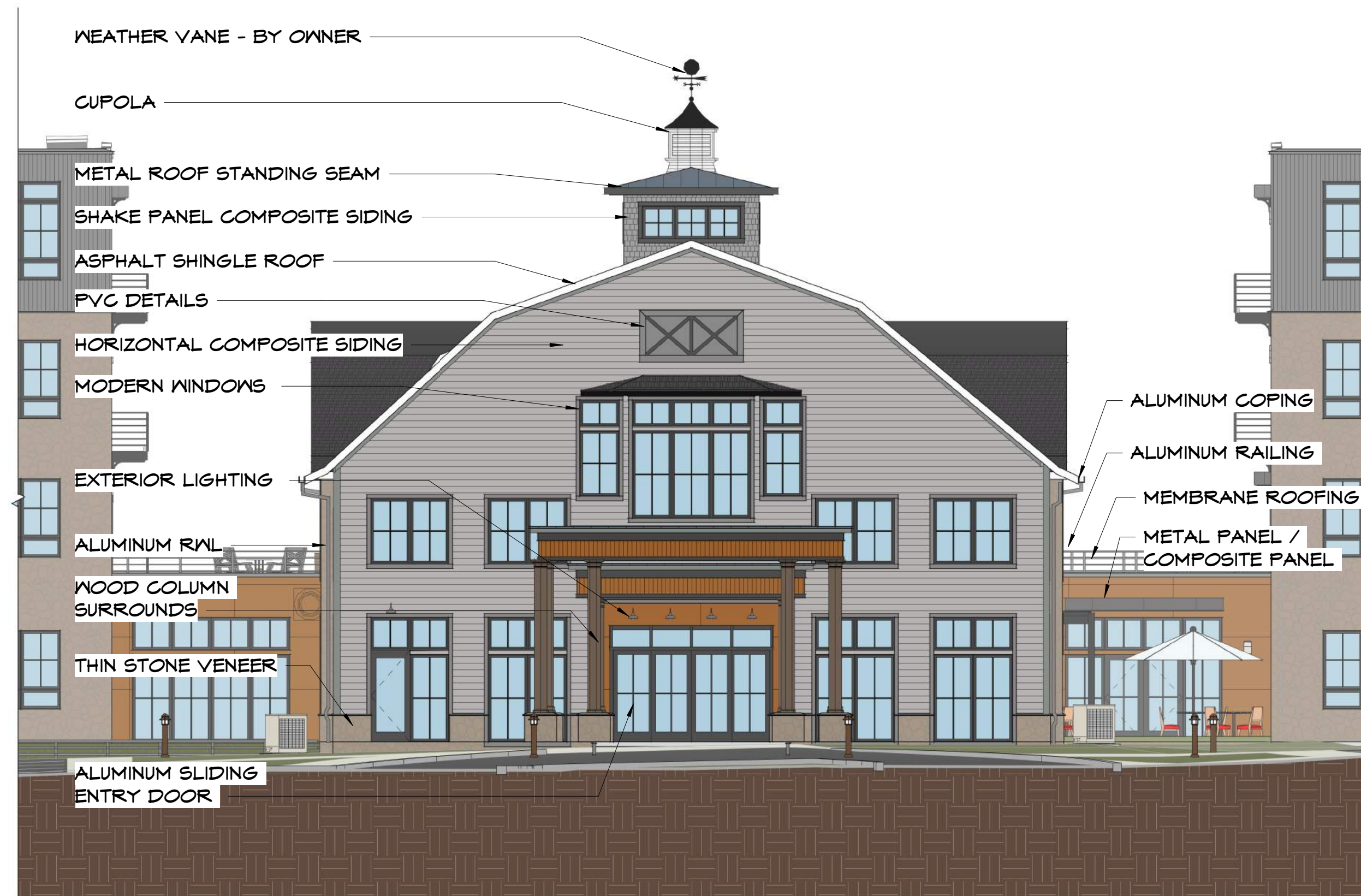


VEGETATION WALL



2 4 STORY BUILDING - MATERIALS
A-123 Scale: 1/4" = 1'-0"

3 4 STORY BUILDING SIDE ELEVATION
A-123 Scale: 1/4" = 1'-0"



1 CLUBHOUSE - 1 COLOR
A-221 Scale: 1/8" = 1'-0"



2 CLUBHOUSE - 2 COLOR
A-221 Scale: 1/8" = 1'-0"

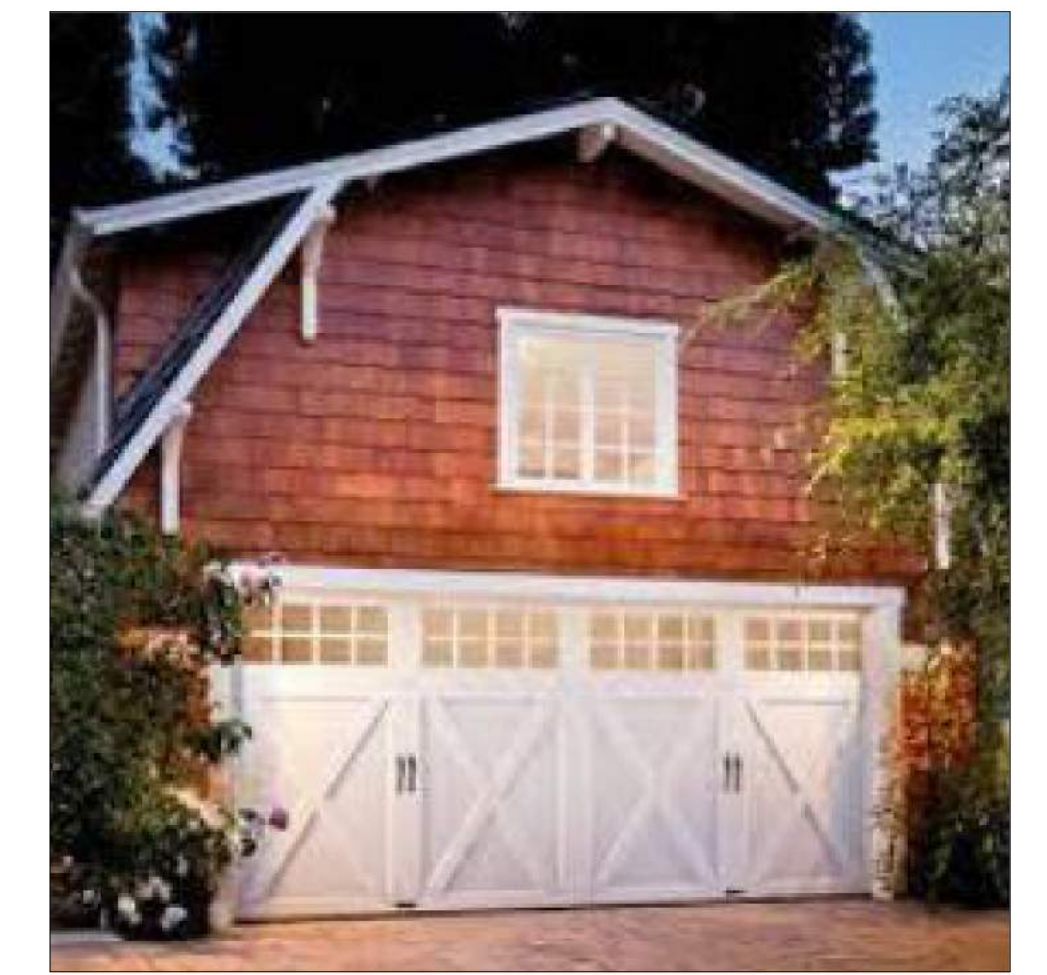


3 CLUBHOUSE - 3 COLOR
A-221 Scale: 1/8" = 1'-0"



4 CLUBHOUSE - 4 COLOR
A-221 Scale: 1/8" = 1'-0"

WOOD SHAKE SIDING



SHAKE ROOF



CORRUGATED METAL SIDING



VERTICAL "BOARD & BATTEN" SIDING





1 3 STORY BUILDING - 1
 A-320 Scale: 1/8" = 1'-0"



2 3 STORY BUILDING - 2
 A-320 Scale: 1/8" = 1'-0"



3 3 STORY BUILDING - 3
 A-320 Scale: 1/8" = 1'-0"



4 3 STORY BUILDING - 4
 A-320 Scale: 1/8" = 1'-0"









