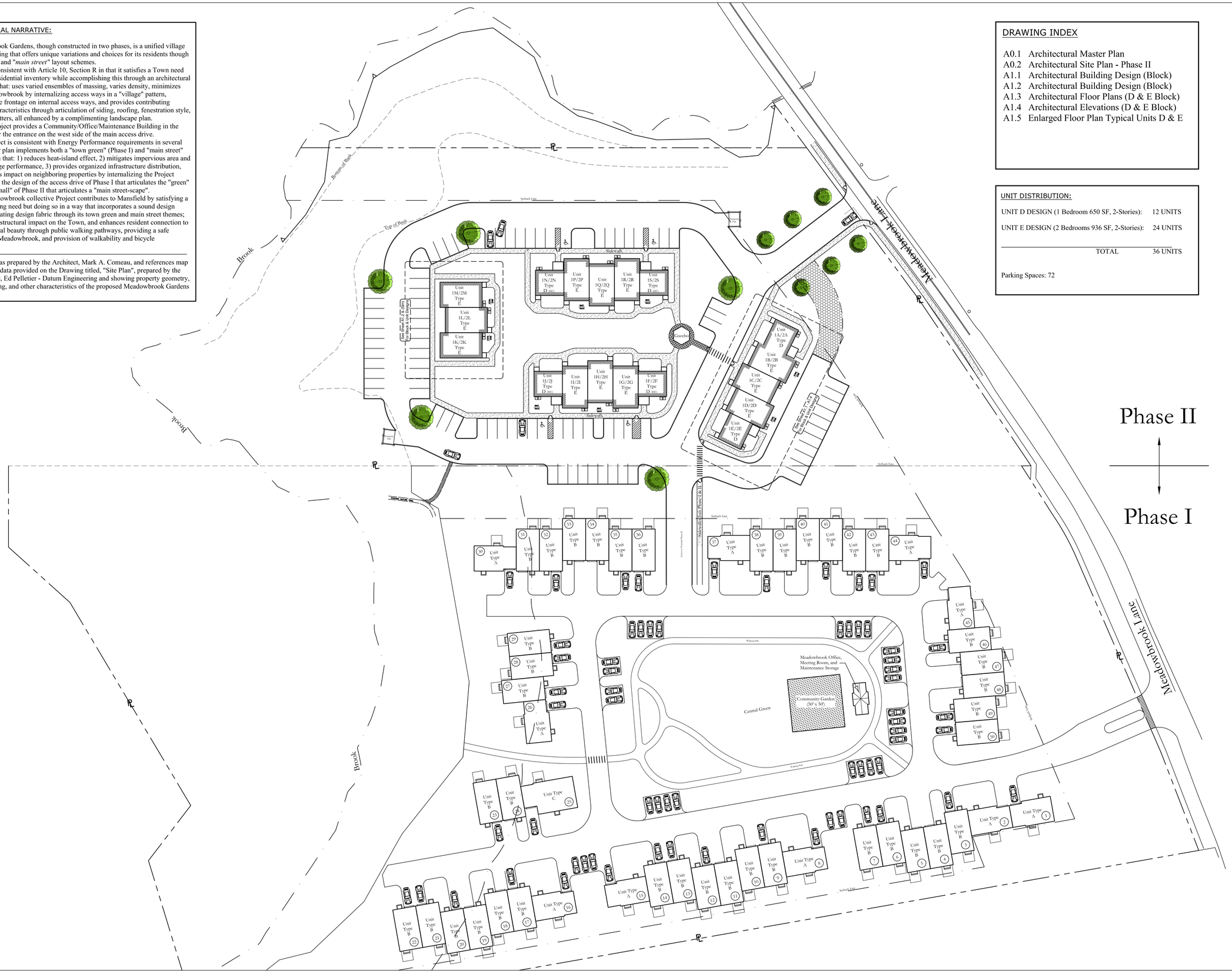
ARCHITECTURAL NARRATIVE:

A.5 Meadowbrook Gardens, though constructed in two phases, is a unified village of residential living that offers unique variations and choices for its residents though its *"town green"* and *"main street"* layout schemes.
The Project is consistent with Article 10, Section R in that it satisfies a Town need for additional residential inventory while accomplishing this through an architectural design solution that: uses varied ensembles of massing, varies density, minimizes impact on Meadowbrook by internalizing access ways in a "village" pattern, modulates facade frontage on internal access ways, and provides contributing architectural characteristics through articulation of siding, roofing, fenestration style, dormers and shutters, all enhanced by a complimenting landscape plan.
A.5.3.D The project provides a Community/Office/Maintenance Building in the Phase I area near the entrance on the west side of the main access drive.
B.4.N The project is consistent with Energy Performance requirements in several ways. Its master plan implements both a "town green" (Phase I) and "main street" (Phase II) design that: 1) reduces heat-island effect, 2) mitigates impervious area and enhances drainage performance, 3) provides organized infrastructure distribution, and 4) minimizes impact on neighboring properties by internalizing the Project massing through the design of the access drive of Phase I that articulates the "green" and the center "mall" of Phase II that articulates a "main street-scape".
A.4.J The Meadowbrook collective Project contributes to Mansfield by satisfying a residential housing need but doing so in a way that incorporates a sound design approach by: creating design fabric through its town green and main street themes; minimizes infra-structural impact on the Town, and enhances resident connection to the Town's natural beauty through public walking pathways, providing a safe walkway along Meadowbrook, and provision of walkability and bicycle considerations.

This Site Plan was prepared by the Architect, Mark A. Comeau, and references map information and data provided on the Drawing titled, "Site Plan", prepared by the Project Engineer, Ed Pelletier - Datum Engineering and showing property geometry, structures, parking, and other characteristics of the proposed Meadowbrook Gardens Project Phase II.



DRAWING INDEX

A0.1 Architectural Master Plan
A0.2 Architectural Site Plan - Phase II
A1.1 Architectural Building Design (Block)
A1.2 Architectural Building Design (Block)
A1.3 Architectural Floor Plans (D & E Block)
A1.4 Architectural Elevations (D & E Block)
A1.5 Enlarged Floor Plan Typical Units D & E

UNIT DISTRIBUTION:

UNIT D DESIGN (1 Bedroom 650 SF, 2-Stories):	12 UNITS
UNIT E DESIGN (2 Bedrooms 936 SF, 2-Stories):	24 UNITS
TOTAL	36 UNITS

Parking Spaces: 72

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Phase II

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MANSFIELD, CT

prepared for

Artisan Development, LLC

JACK YANG

Issued for

April 15, 2016

P&Z Approvals

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0.1-A	4-8-15	Prelim. Comments
0.1-B	6-12-15	Review Comments
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0.1-D	10-15-15	Per Team Review
0.1-E	12-05-15	Side Walks
0.1-F	12-24-15	Unit Floor Plans
0.1-G	2-1-16	Total Unit #
0.1-H	4-15-16	PZ, ADRB Review

Architectural Master Plan Phases I & II

(For Diagrammatic Purposes - See Engineering Drawings)

C 2016 Mark A. Comeau, Architect

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A0.1

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0.2-E	9-12-15	Review Comments
0.2-F	10-15-15	Review Team Rvw
0.2-G	12-05-15	Side Walks
0.2-H	2-1-16	Total Unit #
0.2-I	4-15-16	PZ, ADRB Review

Architectural Site Plan "Phase II"

(For Diagrammatic Purposes - See Engineering Drawings)

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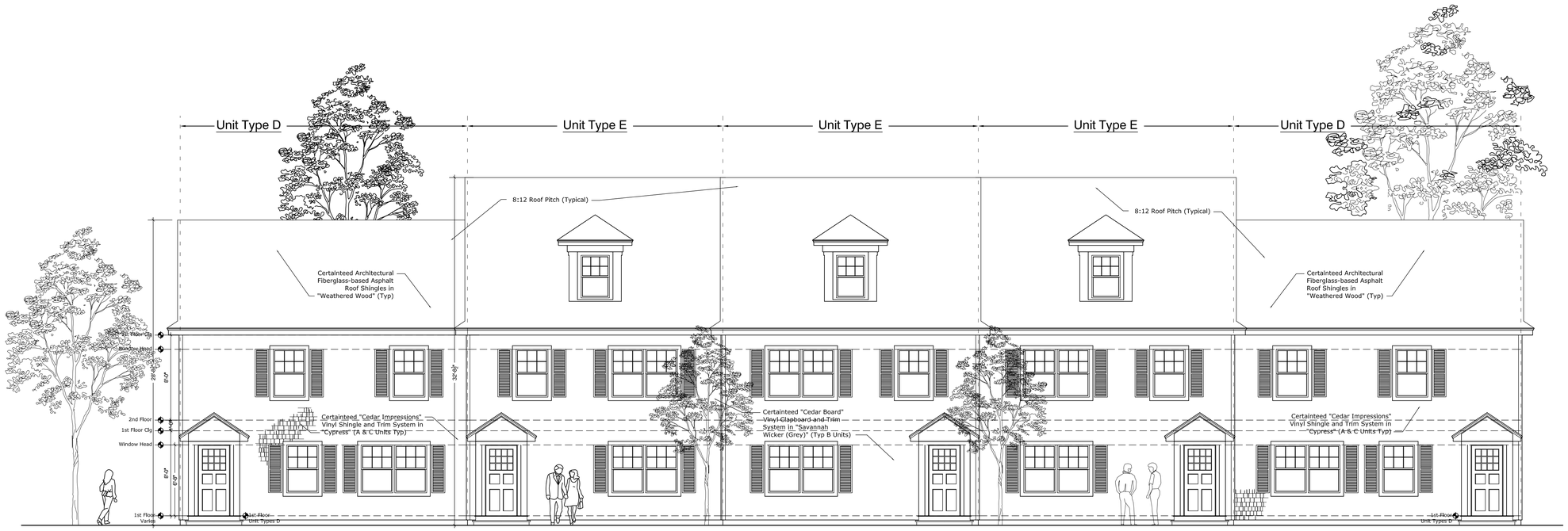
A0.2

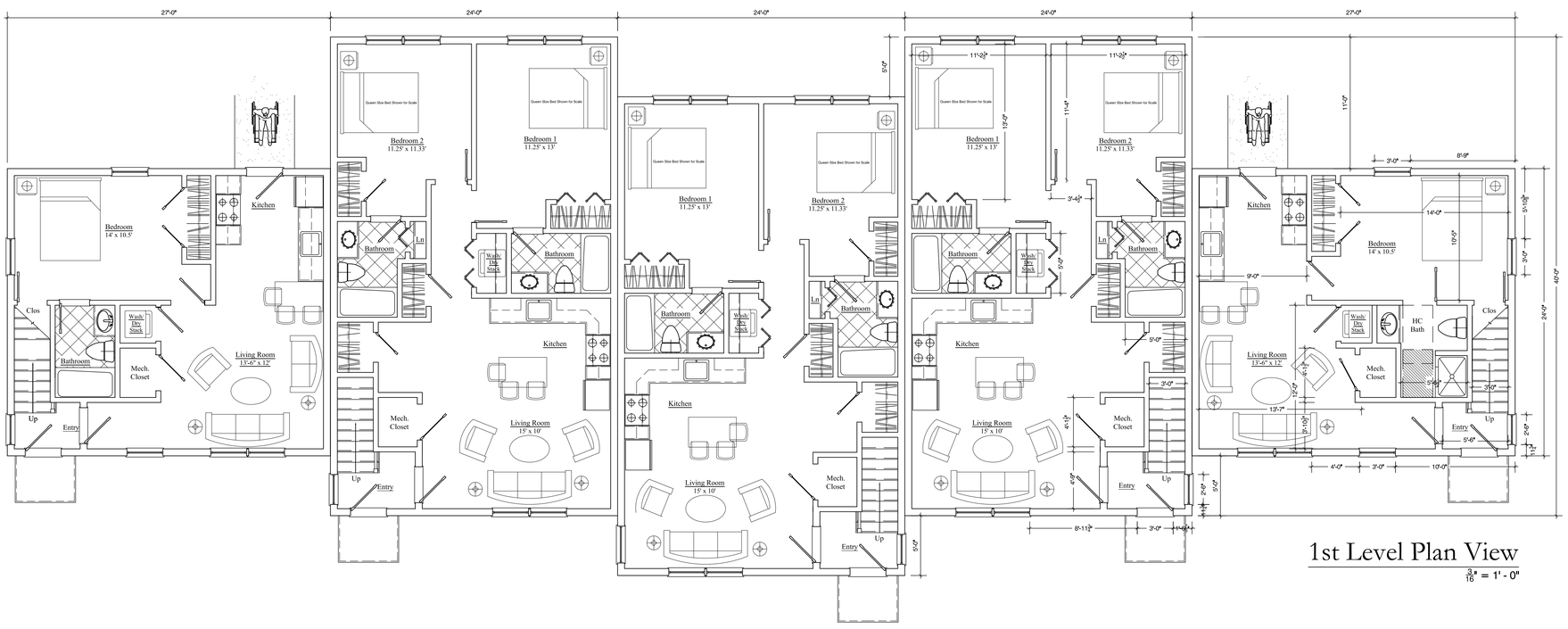


Front Elevation View

Same Elevations - All Blocks $\frac{3}{16}$" = 1' - 0"

ARCHITECTURAL NARRATIVE (Units D & E):

1. Meadowbrook Gardens Apartments Phase II is a proposed residential village laid out in the fashion of a traditional New England "Main Street". The architecture is built from forms "fronting" a wide brick mall using consistent unit design and massing that reflects a more historic streetscape.
2. Roofing (two shades to vary within unit blocks):
   Certainteed fiberglass based asphalt architectural shingles in Weathered Wood (or) Pewter.
3. Siding Systems (to vary within all unit blocks):
   Certainteed "Cedar Board" Vinyl Clapboard and Trim System in "Savannah Wicker" (grey);
   Ceraintee "Cedar Impressions" Vinyl Shingle and Trim System in "Cypress" (muted green).
4. Lighting:
   "Progress Lighting" of "Hampton Bay" fixtures;
   "Carriage Lantern" type at door entrances and "Onion Globe" type at Garage Doors.
5. Windows:
   Thermal pane, Low E units in Composite frame with modern divided lite, primed wood interior.
6. Doors:
   Therma-Tru insulated composite doors to match & compliment siding and trim scheme.
7. Garage Doors:
   "Overhead" insulated Garage doors with "carriage lite" fenestration as shown.
8. (See Landscape and Engineering Plans for related and cross-referenced design items.)



1st Level Plan View

$\frac{3}{16}$" = 1' - 0"

Unit Type D
1 Bedroom, 650 SF

Unit Type E
2 Bedrooms, 936 SF

Unit Type E
2 Bedrooms, 936 SF

Unit Type E
2 Bedrooms, 936 SF

Typ HC Unit
Unit Type D
1 Bedroom, 650 SF

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Architectural Building Design (Units D & E Block)

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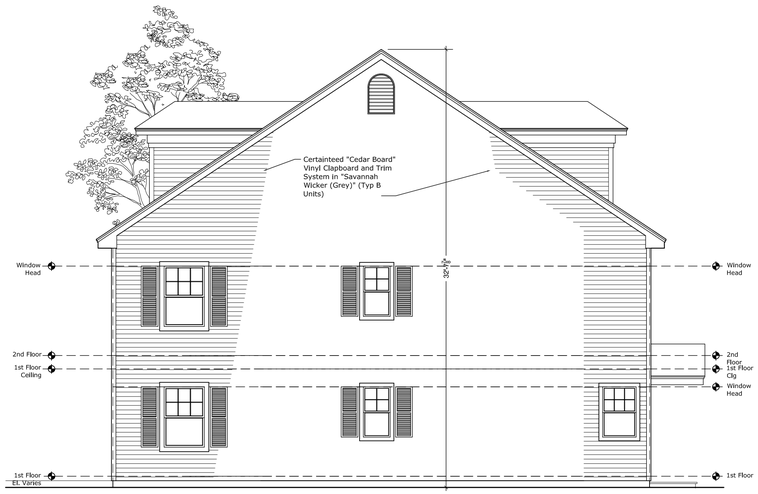
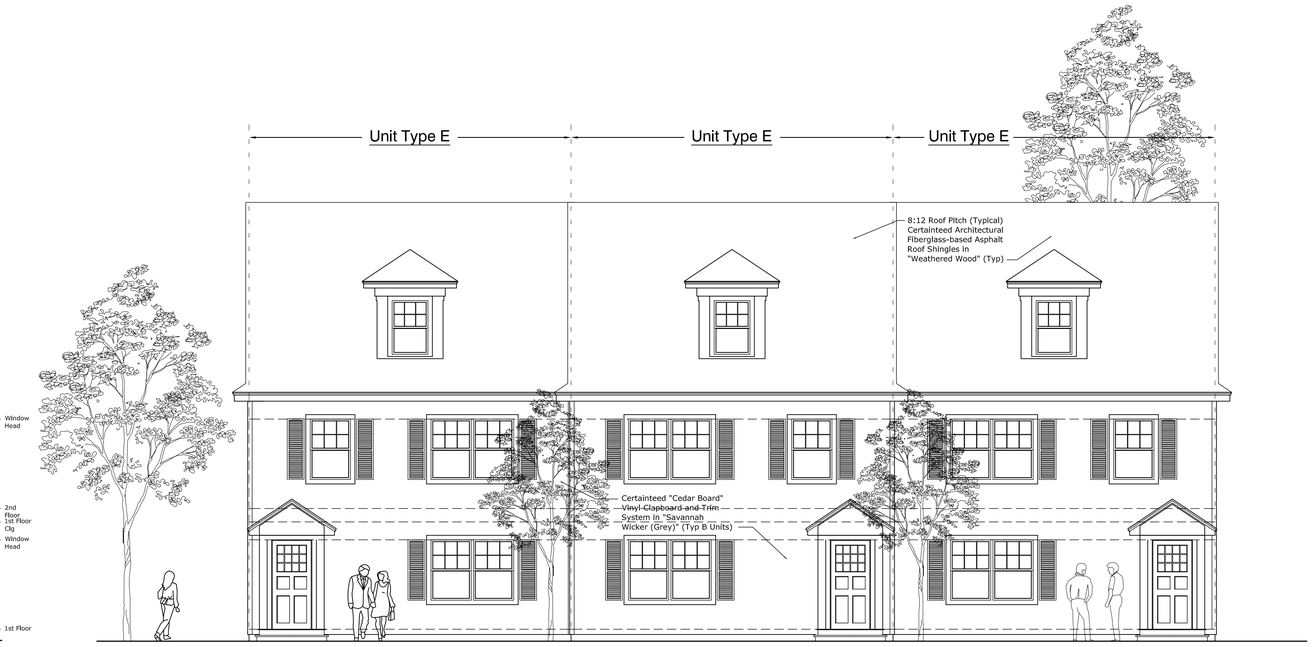


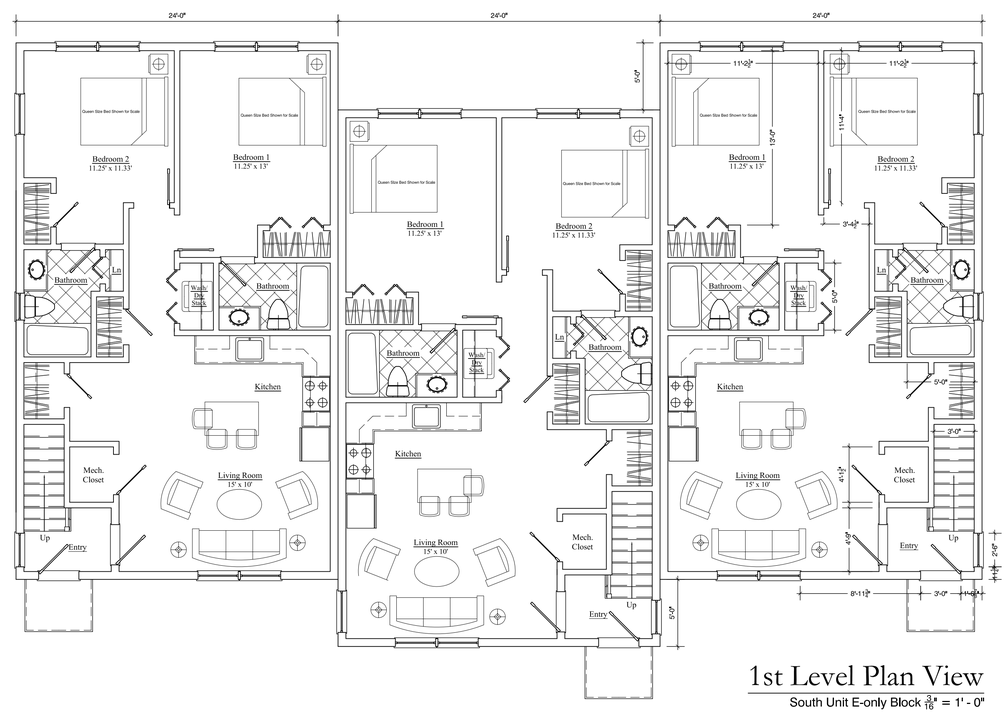
Left Side Elevation View

South Unit E-only Block $\frac{3}{16}$" = 1' - 0"
(Right Elevation Sim)



Front Elevation View

South Unit E-only Block $\frac{3}{16}$" = 1' - 0"



1st Level Plan View

South Unit E-only Block $\frac{3}{16}$" = 1' - 0"

Unit Type E
2 Bedrooms, 936 SF

Unit Type E
2 Bedrooms, 936 SF

Unit Type E
2 Bedrooms, 936 SF

ARCHITECTURAL NARRATIVE (Units D & E):

1. Meadowbrook Gardens Apartments Phase II is a proposed residential village laid out in the fashion of a traditional New England "Main Street". The architecture is built from forms "fronting" a wide brick mall using consistent unit design and massing that reflects a more historic streetscape.
2. Roofing (two shades to vary within unit blocks):
   Certainteed fiberglass based asphalt architectural shingles in Weathered Wood (or) Pewter.
3. Siding Systems (to vary within all unit blocks):
   Certainteed "Cedar Board" Vinyl Clapboard and Trim System in "Savannah Wicker" (grey);
   Cerainteed "Cedar Impressions" Vinyl Shingle and Trim System in "Cypress" (muted green).
4. Lighting:
   "Progress Lighting" of "Hampton Bay" fixtures;
   "Carriage Lantern" type at door entrances and "Onion Globe" type at Garage Doors.
5. Windows:
   Thermal pane, Low E units in Composite frame with modern divided lite, primed wood interior.
6. Doors:
   Therma-Tru insulated composite doors to match & compliment siding and trim scheme.
7. Garage Doors:
   "Overhead" insulated Garage doors with "carriage lite" fenestration as shown.
8. (See Landscape and Engineering Plans for related and cross-referenced design items.)

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Architectural Building Design (South Units E-only Block)

C 2016 Mark A. Comeau, Architect

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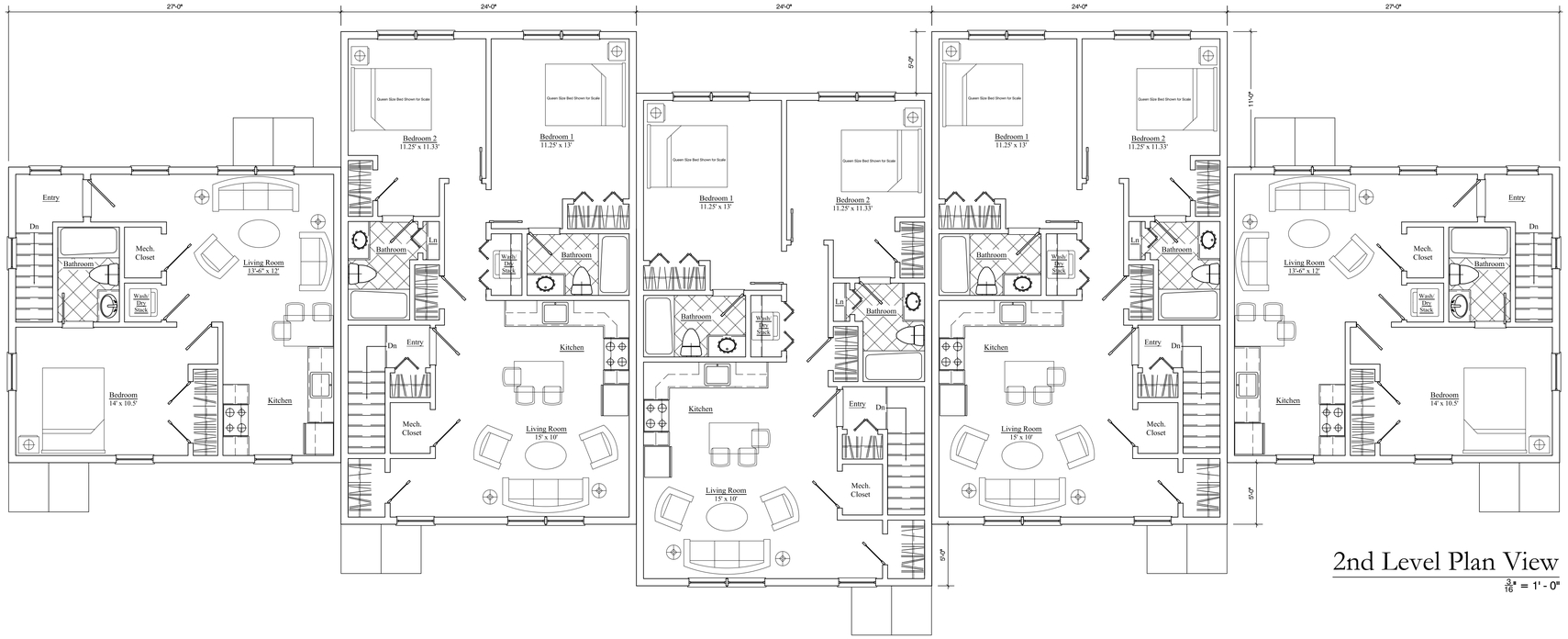
A1.2



2nd Level Plan View

$\frac{3}{16}$" = 1' - 0"

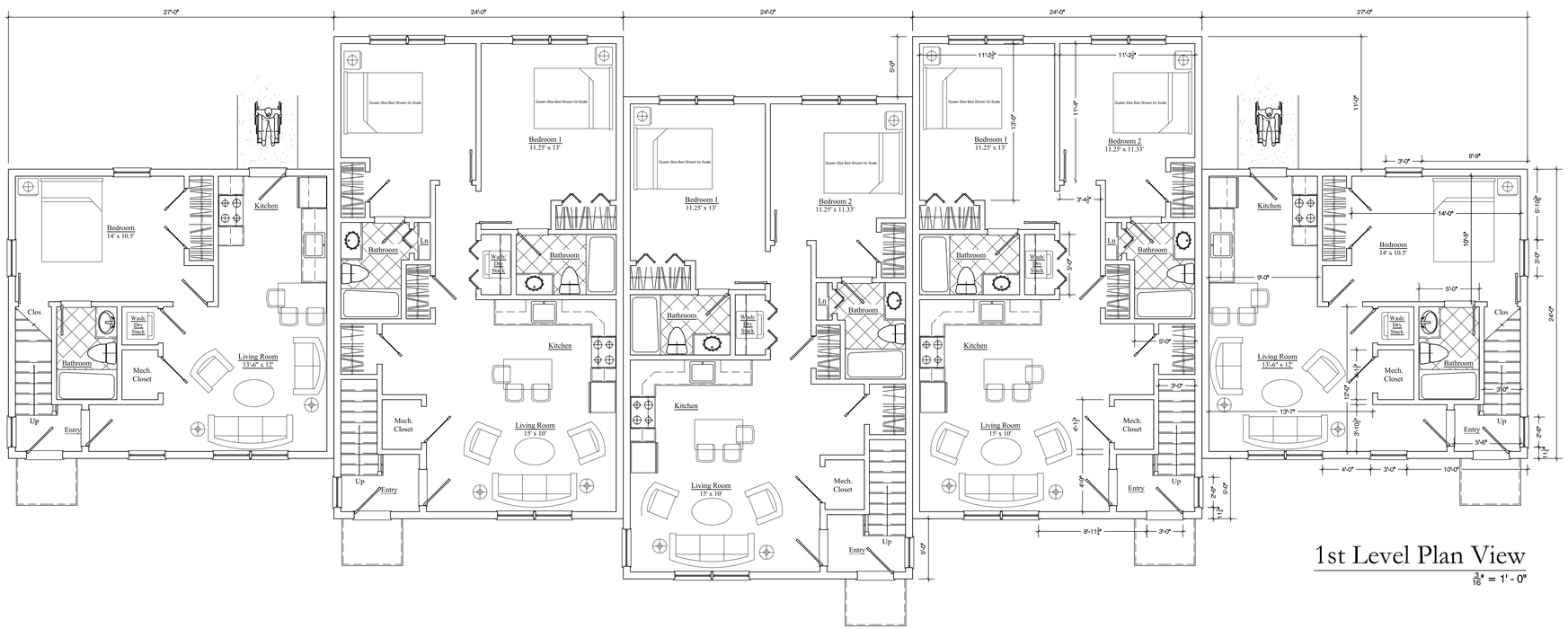
Type D, Unit 2A — 1 Bedroom, 650 SF

Type E, Unit 2B — 2 Bedrooms, 936 SF

Type E, Unit 2C — 2 Bedrooms, 936 SF

Type E, Unit 2D — 2 Bedrooms, 936 SF

Type D, Unit 2E — 1 Bedroom, 650 SF



1st Level Plan View

$\frac{3}{16}$" = 1' - 0"

Type D, Unit 1A — 1 Bedroom, 650 SF

Type E, Unit 1B — 2 Bedrooms, 936 SF

Type, E, Unit 1C — 2 Bedrooms, 936 SF

Type E, Unit 1D — 2 Bedrooms, 936 SF

Type D, Unit 1E — 1 Bedroom, 650 SF

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JACK YANG

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1.3-H	2-1-16	Total Unit #
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Architectural FLOOR PLANS (Units D & E)

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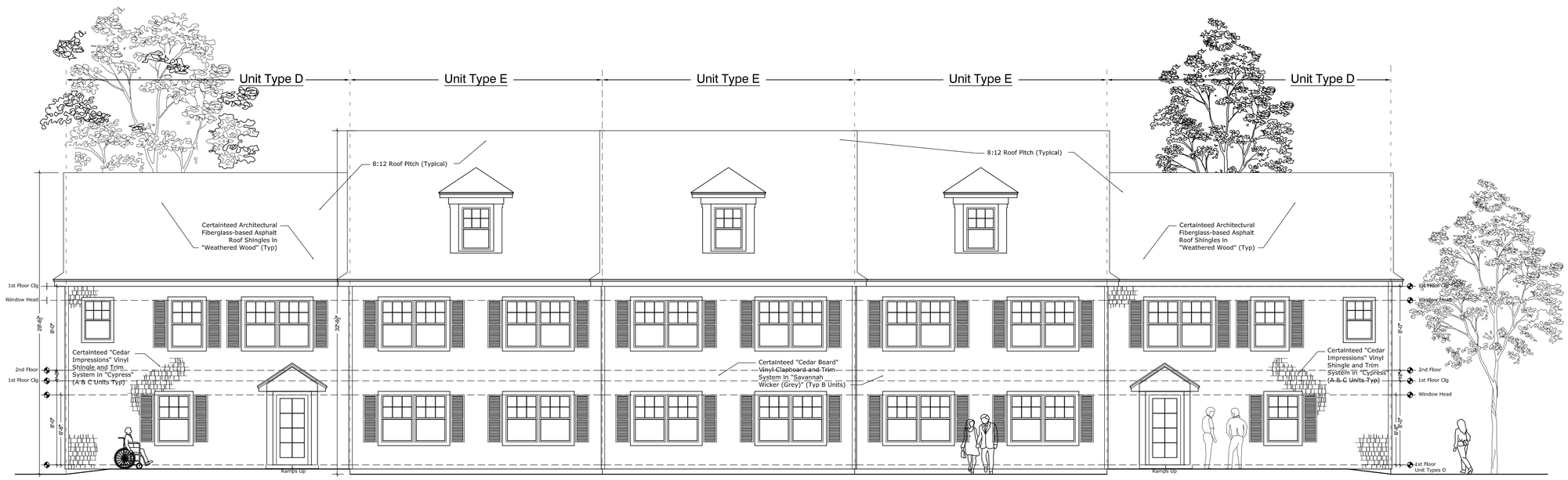
File No.	0115

A1.3



Rear Elevation View

Same Elevations - All blocks $\frac{3}{16}$" = 1' - 0"

Left Side Elevation View

Same Elevations - All Blocks $\frac{3}{16}$" = 1' - 0"

Right Side Elevation View

Same Elevations - All Blocks $\frac{3}{16}$" = 1' - 0"

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Architectural ELEVATIONS (D & E Block)

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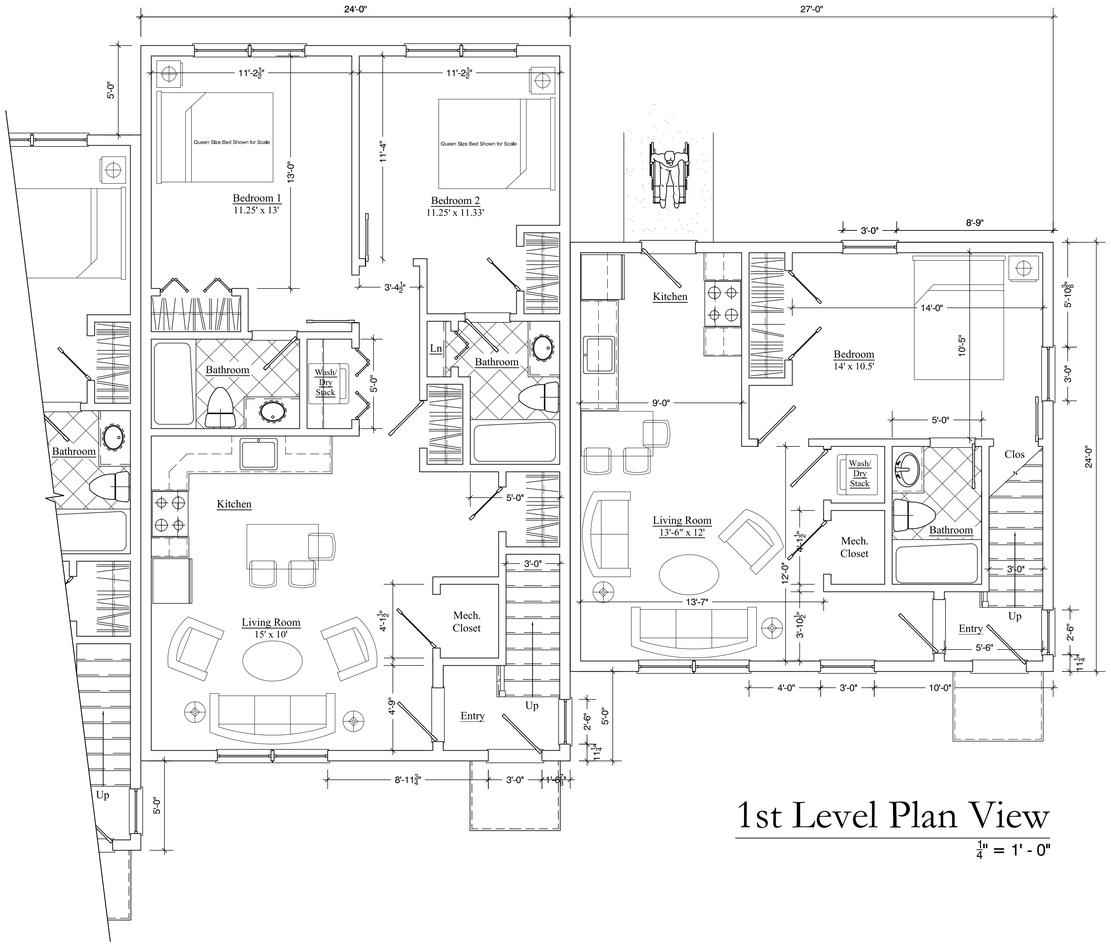
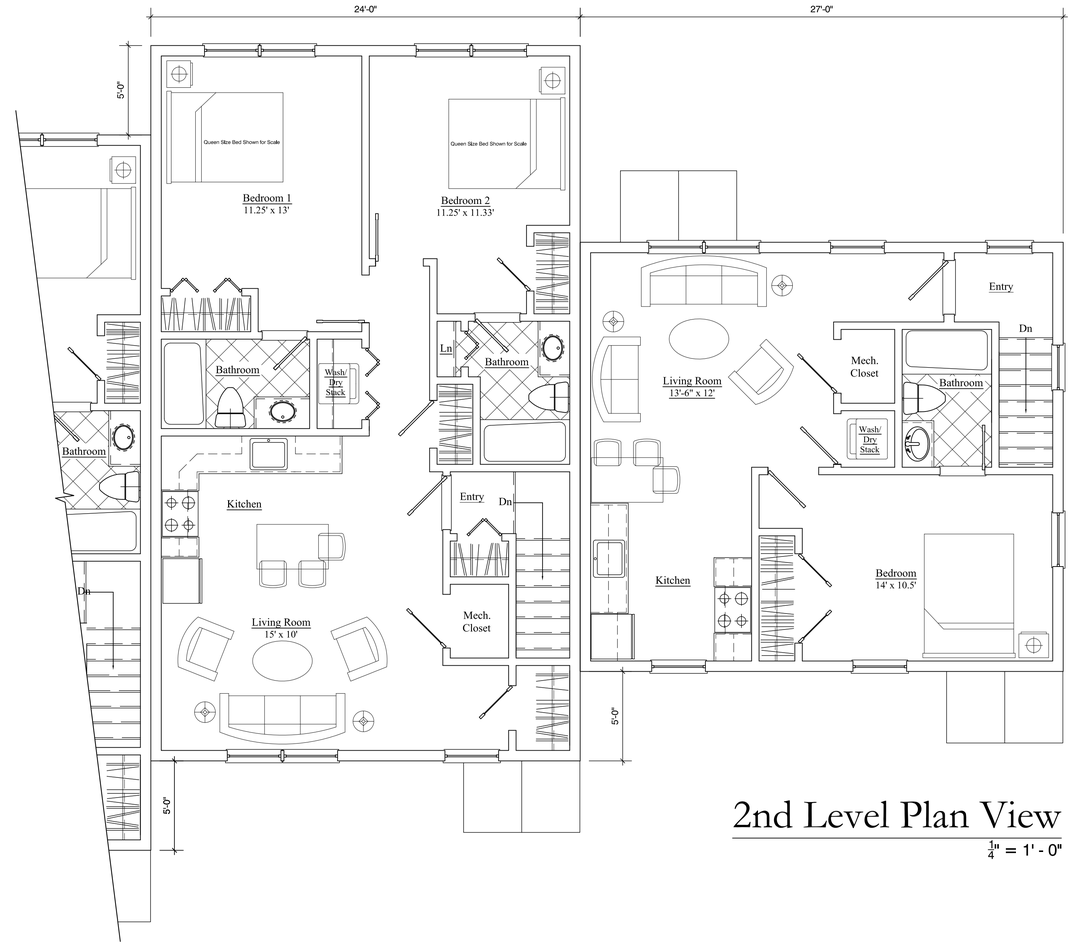


1st Level Plan View

$\frac{1}{4}$" = 1' - 0"



2nd Level Plan View

$\frac{1}{4}$" = 1' - 0"

Unit E
2 Bedrooms, 936 SF

Unit D
1 Bedroom, 650 SF

Unit E
2 Bedrooms, 936 SF

Unit D
1 Bedroom, 650 SF

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Enlarged FLOOR PLANS

(Typical D & E Units)

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