January 21, 2021

Architectural Design Review Board
Stonington Town Hall
C/o: Mr. Michael McKinley, R.A., Chair
152 Elm Street
Stonington, CT 06378

Re: Brookside Village Phase II
111 South Broad Street
Architects Letter of Intent

Dear Mr. McKinley Chair and ADRB Members;

Brookside Village Phase II

I’m pleased to introduce Brookside Villages Phase II to the Stonington community. This project will provide well designed apartment units and amenities to enhance the quality of life for residents and strengthen the visual identity of Stonington’s architectural heritage.

Brookside Village Phase I, developed in 1980, includes 160 family and elderly affordable apartment units developed under HUD’s Section 8 Housing Assistance Program. The existing buildings occupy the rear portion of the 27 acre site which ranges in ground floor elevation from 30 feet above sea level adjacent to Route I to 48 feet at the center of the parcel.

Phase II is sited on the vacant, front portion of the property and will provide 130 market rate and affordable apartments developed under the State of Connecticut’s 8-30-G program. The design program places two new buildings parallel to South Broad street to balance the massing of the project and to reinforce the character of the street, thus providing a pleasing presence to the road, our Route I corridor.

The new buildings with pitched roofs and articulated façades’ are designed to contribute to and be in harmony with Stonington’s unique Architectural Heritage while introducing a fresh coastal multi-family design perspective. The use of color, variety of fenestration, modulation of the façade, articulated entryways and roof pitches help create diversity while improving the appearance, beauty and character of Brookside Village and better integrate and transition it into the village vernacular of the town.
Brookside Village Phase II
111 South Broad Street
Architects Letter of Intent

The new buildings exteriors’ will use synthetic, sustainable siding and trim materials, to better provide durability and enhanced maintenance and quality control. Our choices of these newer materials considered will be quality minded and will use similar proportions that our predecessors so carefully chose which help to make today’s project aesthetically and emotionally come alive. The landscaping is designed to enhance and compliment the buildings design, provide a buffer from the street, adjacent buildings and to create diversity using native plants.

Simply said “A New Era in Housing Requires New Design Implementations” The Phase II design will provide residents with an enhanced quality of life, better transition and integrate the development into the community and add a harmonizing design presence to the Route 1 Corridor.

Architecturally speaking, Phase Two Brookside Village, offers us a pleasing presence to the road. Massing as presented offers a unique opportunity for Stonington to uphold and respect our greatest New England asset--its Historical Architectural Vernacular. We are fortunate here, to have our great predecessors and the likes of Henry Hobson Richardson, later Peabody and Stearns and many others prior practicing firms all brought us into the Gilded age and beyond. We see significant resemblances throughout our own region with examples of very talented regional design works and architectural treasures. We are reminded that our choices in selections of current materials are now enhanced by color, texture(s) and materials timeless in nature. Inherently beautiful yet practicality and longevity have brought us another new normal and “must have” materials and products, to raise quality standards and keep operating costs under control.

In conclusion, Gilbane Development Company since its founding by Bob Gilbane has made it their mission to develop great communities. Their success has been recognized in being awarded multiple design and community development awards throughout the United States. Gilbane has a 40 year relationship with the Town beginning with developing Brookside Phase I, acting as builder for each phase of Stonington’s high school and today with its Phase II project proposal.

This Phase II project will benefit the Stonington community, harmonize with its Architectural Heritage and enliven and add vibrancy to its Route I corridor.

As always, please feel free to reach out to us with any concerns you may have so that they can be addressed promptly. We thank you all for your time and resourcefulness.

Very Truly Yours,

[Signature]

Paul A. Azzinaro, R.A.
Azzinaro Architects and Associates Inc.
Principal
Connecticut Registered Architect,
# 8029.
National Council of Architectural Registration Boards,
# 38,289.
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Architectural Design Review

111 South Broad Street
Stonington, Connecticut
Assessor's Map 37, Block 1, Lot 1A

Sheet List Table
C1 Cover Sheet
C2 Aerial Half Mile Radius
C3 Existing Analysis Plan
C4 Site Layout Plan

DiPrete Engineering
7 Jackson Walkway, Providence, Rhode Island 02903
tel (401) 456-5895
fax 401-464-6006
www.diprete-eng.com
This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer of DiPrete Engineering. DiPrete Engineering only warrants plans on a DiPrete Engineering title block stamped by registered Professional Engineer of DiPrete Engineering. DiPrete Engineering does not warrant plans by any other party.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

DiPrete Engineering only warrants plans on a DiPrete Engineering title block stamped by registered Professional Engineer of DiPrete Engineering. DiPrete Engineering does not warrant plans by any other party.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.
General Notes:
1. The above plan is the result of an engineering analysis and is intended to be used as a design tool.
2. The engineering analysis was performed using the latest available data and is based on current conditions.
3. The plan is not intended for construction purposes and should not be used as construction documentation.
4. The plan is subject to change based on further investigation and consultation with the appropriate authorities.

Certification Note:
This plan is certified to be complete and accurate based on the best information available.

Plan References:
[References to any applicable codes, standards, or specifications should be included here.]

Soil Information:
[Detailed soil information should be included here, including soil types, depths, and any relevant engineering data.]

Existing Analysis Plan
[Include any existing analysis plans or data that are relevant to the project.]

General Notes:
[Additional general notes or comments that may be relevant to the project or the plan should be included here.]
### 5.2.1 Commercial / Industrial Zone Bulk Requirements.

[AMENDED: APRIL 15, 2003; SEPTEMBER 7, 2006; NOVEMBER 1, 2005; SEPTEMBER 19, 2006; MAY 16, 2017; SEPTEMBER 19, 2017]

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MINIMUM LOT AREA</th>
<th>FRONTAGE</th>
<th>FRONT YARD</th>
<th>REAR YARD</th>
<th>SIDE YARD</th>
<th>MAXIMUM HEIGHT</th>
<th>FLOOR AREA RATIO</th>
<th>MAXIMUM IMPERVIOUS COVERAGE</th>
<th>MAXIMUM EFFECTIVE COVERAGE</th>
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<td>5,000</td>
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<td>0'</td>
<td>0'</td>
<td>BY REVIEW 4</td>
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<td>10'</td>
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<td>10'</td>
<td>10% 4</td>
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<td>35'</td>
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<td>60,000</td>
<td>200'</td>
<td>40'</td>
<td>50'</td>
<td>30'</td>
<td>20'/40'</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>HI-80</td>
<td>60,000</td>
<td>200'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
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<td>75%</td>
<td>60%</td>
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<td>150'</td>
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<td>50'</td>
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<td>0' min</td>
<td>50'</td>
<td>0'</td>
<td>50'</td>
<td>1.5</td>
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<td>50'</td>
<td>30'</td>
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<td>N/A</td>
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<tr>
<td>H-M</td>
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<td>0'</td>
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<td>40'</td>
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<td>50'</td>
<td>25'</td>
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<td>0.30</td>
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<td>N/A</td>
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</table>

**NOTES FROM ABOVE:**

1. Square feet.
2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
5. One side may be zero (0) feet with a total side yard of two (2) feet.
6. One side may be 20 feet with a total side yard of 50 feet.
7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
8. Property lines abutting interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Squashview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear
LOT FLOOR AREA RATIO CALCULATIONS

Existing lot 27 acres = 1,176,120 sf land area
@ 25% = 294,030 sq. sf FAR allowed

Existing 160 unit Brookside Phase I Gross Floor Area = 143,318 sf
(source: Stonington tax cards)

294,030 sf allowed - 143,318 sf existing = 150,712 sf New Allowed Gross Floor Area

New building #1 (85 units) = 85,432 sf
New building #2 (40 units) = 30,720 sf
Total sf #1 + #2 = 116,152 sf

New Allowable FAR 150,712 sf
Less Proposed FAR 116,152 sf
Remaining excess reserve FAR 34,560 sf

BROOKSIDE PHASE II UNIT MIX

BUILDING #1

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>Total</th>
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<tr>
<td>1st fl</td>
<td>4</td>
<td>10</td>
<td>5</td>
<td>19</td>
</tr>
<tr>
<td>2nd fl</td>
<td>6</td>
<td>11</td>
<td>5</td>
<td>22</td>
</tr>
<tr>
<td>3rd fl</td>
<td>6</td>
<td>11</td>
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<td>22</td>
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<tr>
<td>Total</td>
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<table>
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<th>Total</th>
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<tbody>
<tr>
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<td>41 (32%)</td>
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<tr>
<td>1BR</td>
<td>50 (38%)</td>
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<tr>
<td>2BR</td>
<td>40 (30%)</td>
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BUILDING #2

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<tr>
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<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>Total</th>
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<tbody>
<tr>
<td>1st fl</td>
<td>0</td>
<td>5</td>
<td>4</td>
<td>9</td>
</tr>
<tr>
<td>2nd fl</td>
<td>2</td>
<td>6</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td>3rd fl</td>
<td>2</td>
<td>6</td>
<td>4</td>
<td>12</td>
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<td>4th fl</td>
<td>2</td>
<td>6</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>6</td>
<td>23</td>
<td>16</td>
<td>45</td>
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PROJECT AMENITIES

› Management office
› Community room/TV/Business computer/printer/sink
› Pet salon
› Fitness room
› High speed Wi-Fi
› Amazon package units
› Mail room
› Outdoor recreational storage area(s)
› Secured entrance area(s)
REAR ELEVATION - BUILDING 1
SCALE $\frac{3}{16}''=1'-0''$

LEFT ELEVATION - BUILDING 1
SCALE $\frac{3}{16}''=1'-0''$
2nd to 4th FLOOR PLAN'S - BUILDING 1

SCALE 1/16" = 1'-0"

17,281 SF
FRONT ELEVATION - BUILDING 2
SCALE \( \frac{1}{16}" = 1' - 0" \)

RIGHT ELEVATION - BUILDING 2
SCALE \( \frac{1}{16}" = 1' - 0" \)
REAR ELEVATION - BUILDING 2
SCALE 3/16"=1'-0"

LEFT ELEVATION - BUILDING 2
SCALE 3/16"=1'-0"
FIRST FLOOR PLAN - BUILDING 2

SCALE 3/16"=1'-0" 9,533 SF

A.5
2nd to 4th FLOOR PLAN - BUILDING 2

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

9,533 SF
TYPICAL SECTION

SCALE \( \frac{\frac{3}{8}}{\frac{1}{4}} = 1'-0" \)
1 BEDROOM UNIT (TYPE A-2)

SCALE \(\frac{3}{4}\"=1'-0\"

600 SQ. FT.

1 BEDROOM UNIT (TYPE A-1)

SCALE \(\frac{3}{4}\"=1'-0\"

600 SQ. FT.
2 BEDROOM, 1 BATH UNIT (TYPE B-1)

SCALE ¼"=1'-0"

700 SF
2 BEDROOM, 2 BATH UNIT (TYPE B-2)

SCALE 1/4"=1'-0"

775 SF

2/1/2021

A.13
3D MODEL - BUILDING 1
SCALE NTS

3/1/2021

BROOKSIDE ASSOCIATES LTD
111 South Broad Street - Map 27 Block 1, Lot A
Stonington, CT 06379
3D MODEL - BUILDING 1
SCALE NTS
3D MODEL - BUILDING 2

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

2/1/2021

A.17
3D MODEL - BUILDING 2

SCALE  $\frac{3}{16}" = 1'-0"$
3D MODEL - BUILDING 2

SCALE \( \frac{3}{16}'' = 1' - 0'' \)

2/1/2021

A.19
1. REMOVE ALL DEAD WOOD. DO NOT REMOVE ANY OTHER VEGETATION.

NOTES:

MAIN ROOTS.

3. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL

4. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT

SCALE: NOT TO SCALE

SECTION VIEW

FINISHED GRADE

EXISTING SOIL

SCALE: NOT TO SCALE SCALE: NOT TO SCALE SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SECTION

PLAN

ROOTBALL ON UNDISTURBED SUBGRADE

FIRMLY INTO SUB GRADE PRIOR TO BACK FILLING. DO

EVENLY AROUND TREE.

PLANTING MIX AS SPECIFIED WATER

WOOD STAKES

TOP OF ROOT BALL SHALL BE FLUSH

THREE (3) INCHES DEPTH

PLANTED

SPACING

10" O.C.

6.93"

8" O.C.

12" O.C.

MULCH AS SPECIFIED

EXISTING SUBGRADE

WITH FINISHED GRADE

SPREAD ROOTS OVER

AND TAMP TO REMOVE AIR POCKETS

TOP OF ROOT BALL SHALL BE FLUSH

THREE (3) INCHES DEPTH

DIRECTLY THROUGH THE

1 INCH DIAMETER RUBBER HOSE.

DUCK BILL TREE ANCHOR OR APPROVED

GUY WIRE AND RUBBER HOSE AS

GUYING MATERIAL: WIRE 2 STRAND TWIST

10-1/2 TO 2 x BALL DIAMETER

EXISTING SOIL:

EXISTING SUBGRADE

PLANTING MIX AS SPECIFIED

AND TAMP TO REMOVE AIR POCKETS

TOP OF ROOT BALL SHALL BE FLUSH

THREE (3) INCHES DEPTH

ROOTBALL ON UNDISTURBED SUBGRADE

FORM SAUCER WITH 3" CONTINUOUS

MULCH AS SPECIFIED

AND TAMP TO REMOVE AIR POCKETS

TOP OF ROOT BALL SHALL BE FLUSH

THREE (3) INCHES DEPTH

>"A"

GROUND COVER AND PERENNIAL PLANTING

PLANTED

1 SQ. FT.

AREA

UNIT

NOTES:

5. GUY SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

6. PAINT ALL CUTS OVER ONE INCH DIA.

LANDSCAPE ARCHITECT.

NOTES:

3. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.

2. REMOVE ALL CONTAINERS AND PROTECTION DEVICES PRIOR TO PLANTING.

1. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

NOTES:

3. PAINT ALL CUTS OVER 1 INCH DIAMETER.

2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

1-1/2 TO 2 x BALL DIAMETER

1-1/2 ROOT BALL DIAMETER

6.93" DEEP LINEAR ROOT BARRIER.

8.93" DEEP LINEAR ROOT BARRIER.

18" DEEP LINEAR ROOT BARRIER.

PLANTED

1 SQ. FT.

UNIT

SPACING

A

B

NOT FOR

BRUKSIDE VILLAGE

LANDSCAPE DETAILS

DRAWING TITLE:

DRAWN BY:

DATE:

EMP/RN

EMP

A

B

LA 3.0

ACKNOWLEDGEMENTS

MAY BE MAY BE REPRODUCED, STORED IN A RETRIEVAL

SYSTEM OR TRANSMITTED BY ANY MEANS, ELECTRONIC,

OTHERWISE WITHOUT THE  PRIOR WRITTEN PERMISSION

OF LANDSCAPE ELEMENTS LLC.

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LANDSCAPE ARCHITECT.

FOR THIS PROJECT AT THIS SITE. THESE DRAWINGS ARE NOT TO BE

USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT

ELEMENTS, LLC.  THEY HAVE BEEN PREPARED FOR THE OWNER,

ARE MADE WITHOUT THE KNOWLEDGE AND APPROVAL OF THIS

WORK IS NOT INSTALLED AS PER THE PLANS OR IF FIELD CHANGES

ARCHITECT, ELENA M. PASCARELLA, RLA, ASLA  AND LANDSCAPE

WRITTEN CONSENT OF THIS OWNER AND / OR THE LANDSCAPE

ARCHITECT.

PREPARED FOR BROOKSIDE ASSOCIATES

LIMITED PARTNERSHIP

BROOKSIDE VILLAGE

171 SOUTH BRIDGE STREET

FAIRFAX, CONNECTICUT

LANDSCAPE ELEMENTS, LLC

3288 Post Road, Suite 2C

T 401.773.4088  F 866.203.7686

LANDSCAPE ECOPROLOGY

LANDSCAPE ARCHITECTURE

CULTURAL LANDSCAPE PRESERVATION

Landscape Elements, LLC

NOT FOR

LANDSCAPE DETAILS

DRAWING TITLE:

DRAWN BY:

DATE:

EMP/RN

EMP

ACKNOWLEDGEMENTS

MAY BE MAY BE REPRODUCED, STORED IN A RETRIEVAL

SYSTEM OR TRANSMITTED BY ANY MEANS, ELECTRONIC,

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ARCHITECT.

PREPARED FOR BROOKSIDE ASSOCIATES

LIMITED PARTNERSHIP

BROOKSIDE VILLAGE

171 SOUTH BRIDGE STREET

FAIRFAX, CONNECTICUT

LANDSCAPE ELEMENTS, LLC

3288 Post Road, Suite 2C

T 401.773.4088  F 866.203.7686

LANDSCAPE ECOPROLOGY

LANDSCAPE ARCHITECTURE

CULTURAL LANDSCAPE PRESERVATION

Landscape Elements, LLC

NOT FOR
LANDSCAPE MATERIALS PALETTE

BROOKSIDE VILLAGE
PAWCATUCK, CONNECTICUT