

- A-1 COVERSHEET
- A-2 SITE PLAN
- A-3 ONE BEDROOM PLANS, GROUND, 2ND, & 3RD FLOOR
- A-4 ONE BEDROOM ELEVATIONS
- A-5 TWO BEDROOM PLANS, GROUND, & 2ND FLOOR
- A-4 TWO BEDROOM PLANS; 3RD FLOOR
- A-6 TWO BEDROOM ELEVATIONS
- A-7 ENLARGED MANAGEMENT/LEASING & COMMUNITY ROOM PLANS

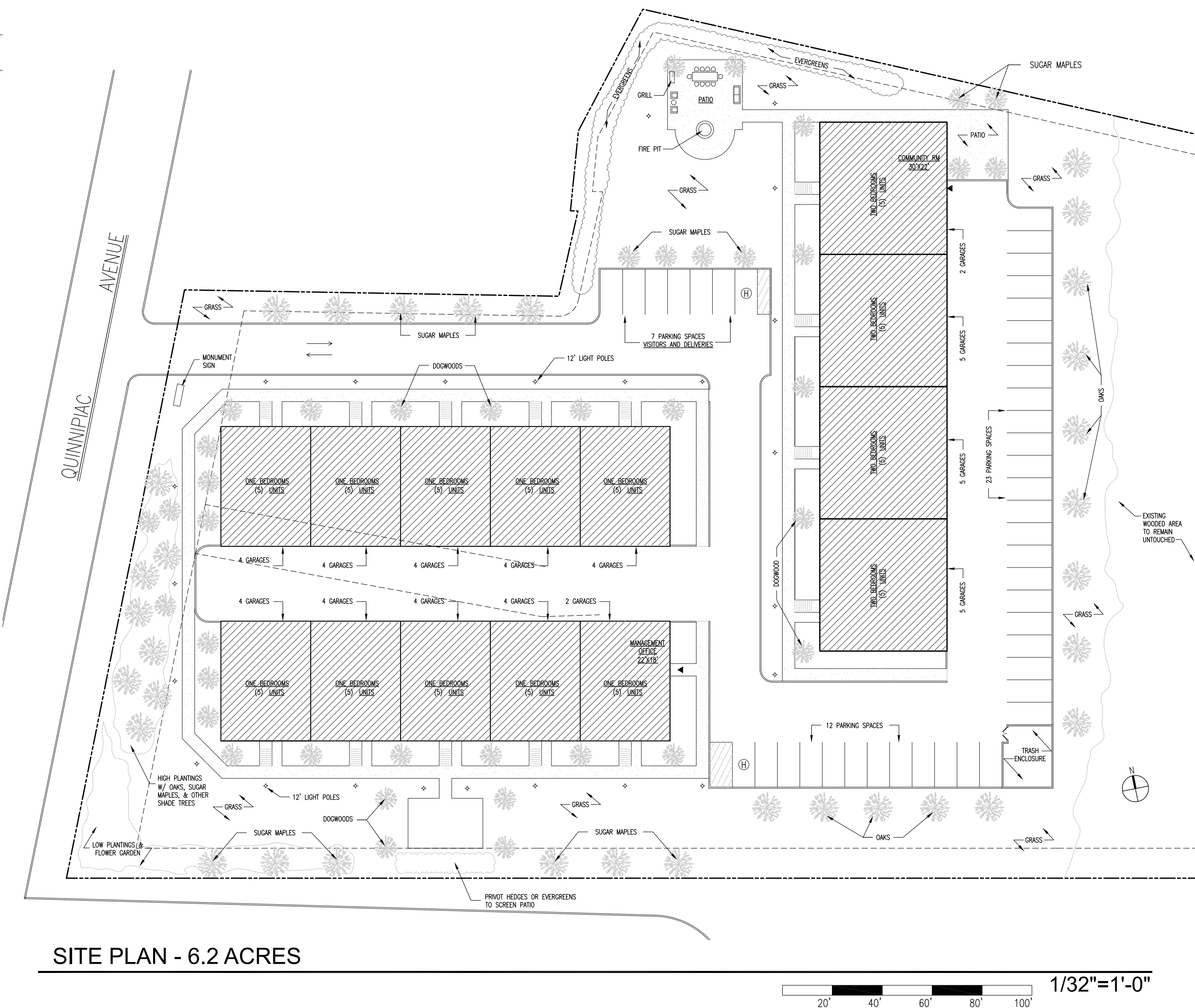
HAVEN HEIGHTS

Architectural floor plan of a three-story house. The plan is divided into three horizontal sections. The top section (Roof) contains a Livingroom, Bathroom, and Bedroom. The middle section contains a Bedroom, Kitchen, and Livingroom. The bottom section contains a Storage area, W.I.C. (Wardrobe), and Bedroom. A car is parked in the bottom left. Dimensions are provided for the overall footprint and individual rooms. A scale bar indicates 1/8" = 1'-0".

GARAGE -	(55)
SURFACE -	(42)
<u>TOTAL:</u>	<u>(97)</u>

ONE BEDROOM - (50)
TWO BEDROOM - (20)

TOTAL UNITS: (70)



<u>ONE BEDROOM UNITS</u>	<u>SUBTOTAL ONE BEDROOM UNITS</u>
<u>GROUND FLOOR:</u>	<u>GROUND FLOOR:</u>
GROSS SF: 1,920 SF (Of which 974 is garage & storage)	GROSS SF: 19,200 SF
NET RENTABLE SF: 946 SF	NET RENTABLE SF: 9,460 SF
EFFICIENCY: 50.7%	<u>SECOND FLOOR:</u>
<u>SECOND FLOOR:</u>	GROSS SF: 19,200 SF
GROSS SF: 1,920 SF	NET RENTABLE SF: 16,360 SF
NET RENTABLE SF: 1,636 SF	<u>THIRD FLOOR:</u>
EFFICIENCY: 85.2%	GROSS SF: 18,080 SF
<u>THIRD FLOOR:</u>	NET RENTABLE SF: 16,280 SF
GROSS SF: 1,808 SF	TOTAL ONE BEDROOM MODULES (10)MODULES (50)UNITS
NET RENTABLE SF: 1,628 SF	TOTAL GROSS: 56,480 SF (46,740 SF (INCLUDES 9,740 SF GARAGE & STORAGE)
EFFICIENCY: 90.0%	TOTAL NET RENTABLE SF: 42,100 SF EFFICIENCY WITHOUT GARAGES AND STORAGE: 90.0%

<u>GROUND FLOOR:</u>	<u>GROUND FLOOR:</u>
GROSS SF: 2,669 SF (Of which 1,454 is garage & storage)	GROSS SF: 10,676 SF (Of which 5,816 is garage & storage)
NET RENTABLE SF: 1,215 SF	NET RENTABLE SF: 4,860 SF
	EFFICIENCY: 83.6%
<u>SECOND FLOOR:</u>	<u>SECOND FLOOR:</u>
GROSS SF: 2,669 SF	GROSS SF: 10,676 SF
NET RENTABLE SF: 2,300 SF	NET RENTABLE SF: 9,200 SF
	EFFICIENCY: 86.2%
<u>THIRD FLOOR:</u>	<u>THIRD FLOOR:</u>
GROSS SF: 2,669 SF	GROSS SF: 10,676 SF
NET RENTABLE SF: 2,100 SF	NET RENTABLE SF: 8,400 SF
	EFFICIENCY: 78.7%
	TOTAL TWO BEDROOM UNITS (4) MODULES (20) UNITS
	TOTAL GROSS: 32,028 SF (26,212)
	TOTAL NET RENTABLE 22,460 SF
	EFFICIENCY: 85.7%

ONE BEDROOM MODULES:

GROSS: 56,480 SF (46,740 SF W/O PARKING & STORAGE)
NET RENTABLE: 42,100 SF

TWO BEDROOM MODULES:

GROSS: 32,028 SF (26,212 SF W/O PARKING & STORAGE)
NET RENTABLE: 22,460 SF

TOTAL PROJECT SIZE

GROSS: 88,508 SF (72,952 SF W/O PARKING & STORAGE)
NET RENTABLE: 64,560 SF

EFFICIENCY: 88.5%

REFINED LIVING INC.
19 ORANGE STREET, 4TH FLR
NEW HAVEN, CT 06510
tel: 844.800.3802

VALLONE VENTURES, LLC
9 BOBWHITE DRIVE
WESTPORT, CT 06880
tel: 203.557.8866

**JOSEPH VALLONE ARCHITECTS +
DEVELOPMENT STUDIO, LLC**
9 BOBWHITE DRIVE
WESTPORT, CT 06880
tel: 203.557.8866

HAVEN HEIGHTS

COVER SHEET

DATE: 10.15.2025

A-1

HAVEN HEIGHTS

SITE PLAN

DATE: 08.10.2025

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513

JOSEPH VALLONE ARCHITECTS &
DEVELOPMENT STUDIO
9 BOBWHITE DRIVE
WESTPORT, CT 06880

PARKING

GARAGE - (55)
SURFACE - (42)
TOTAL: (97)

UNIT MIX

ONE BEDROOM - (50)
TWO BEDROOM - (20)
TOTAL UNITS: (70)

SITE AREA

6.2 ACRES

DRAWING TITLE:

SITE PLAN

JOB NO.:

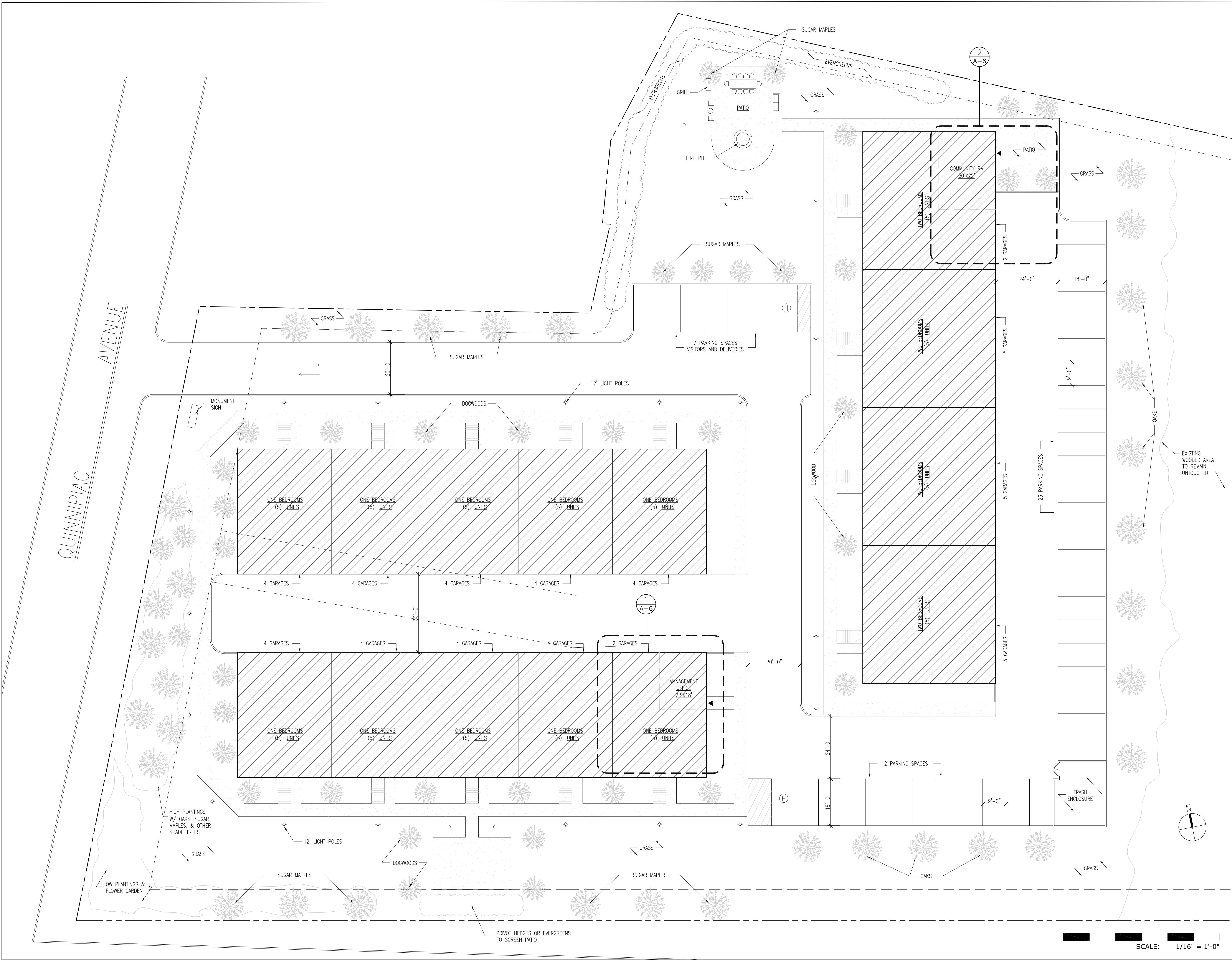
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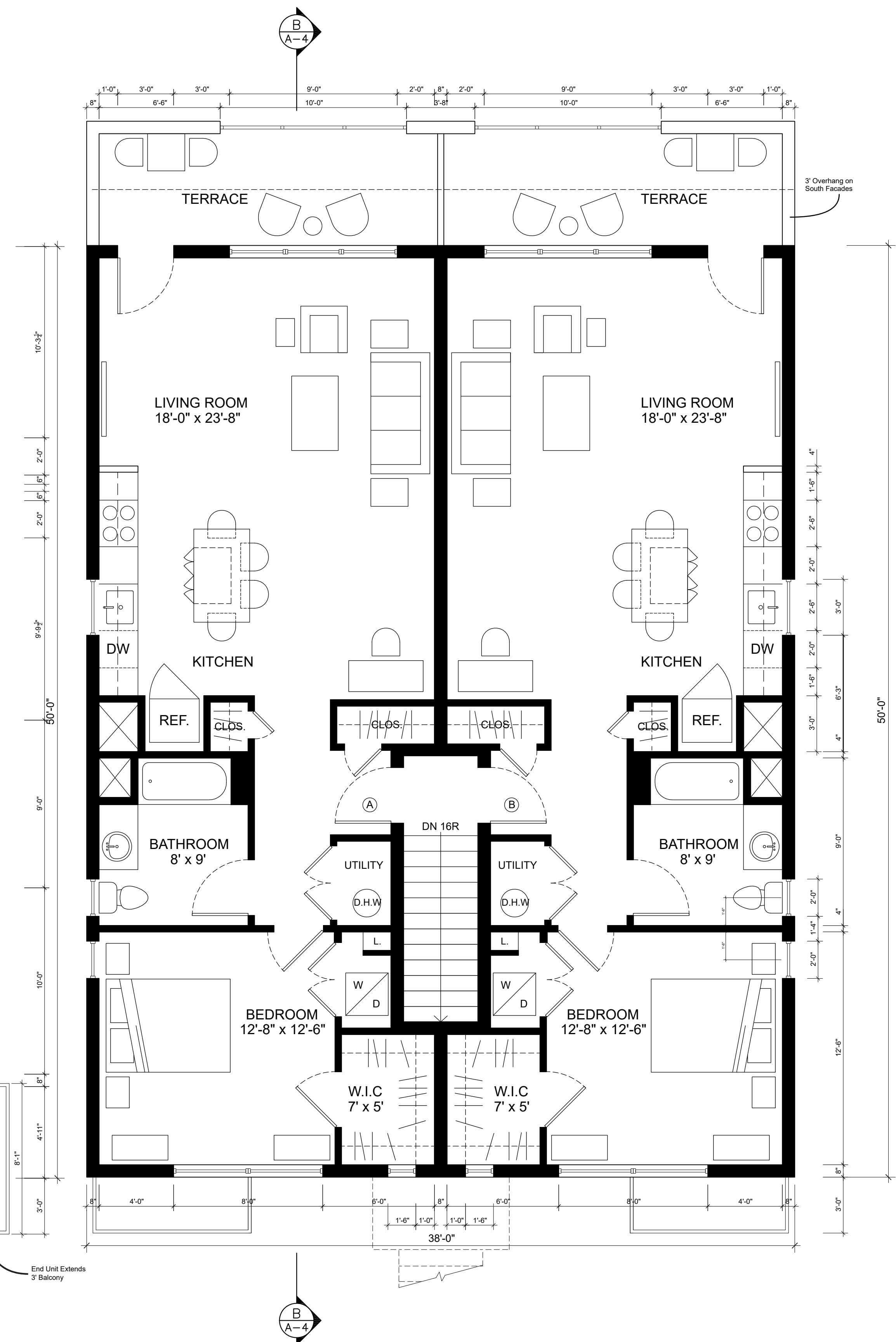
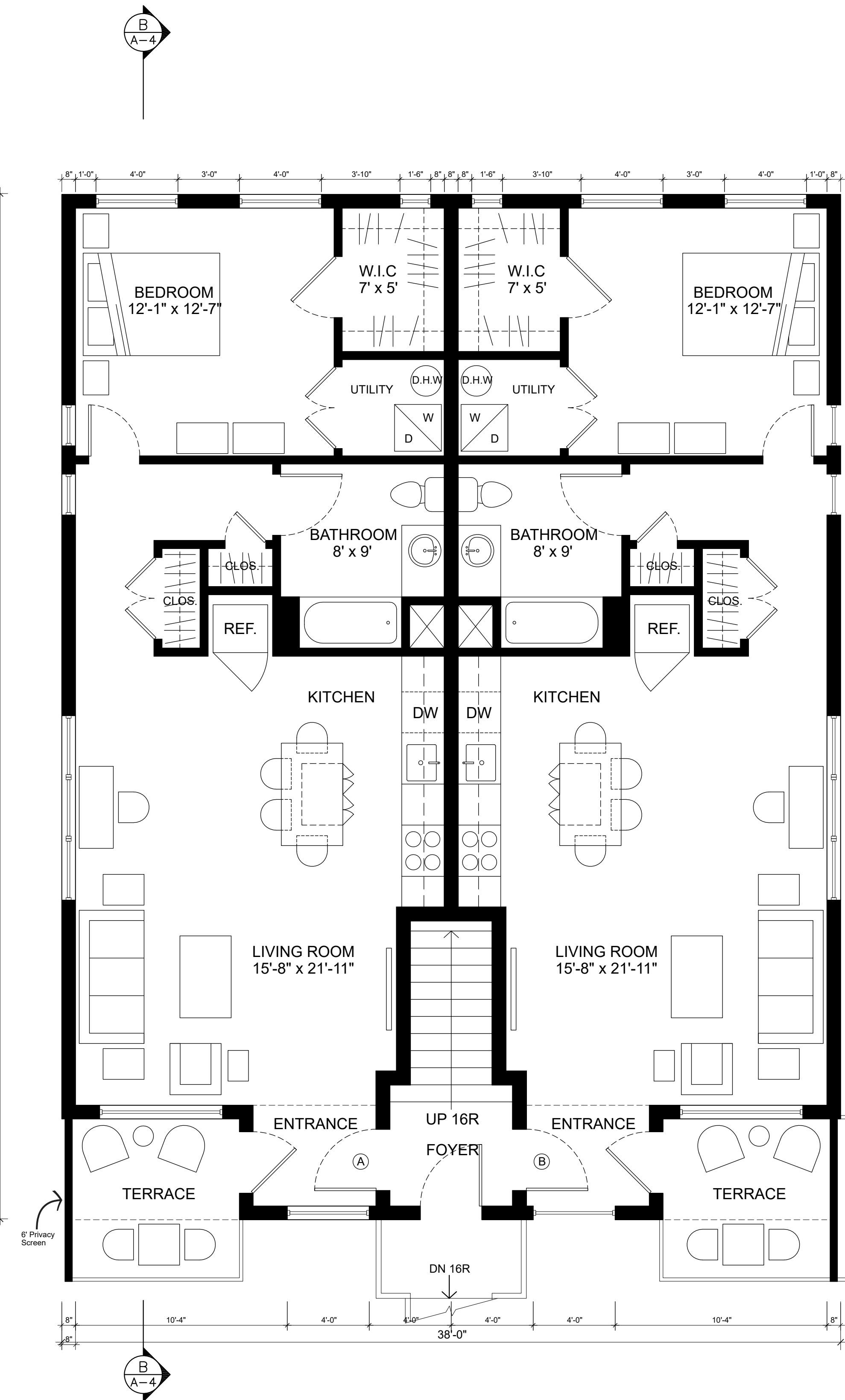
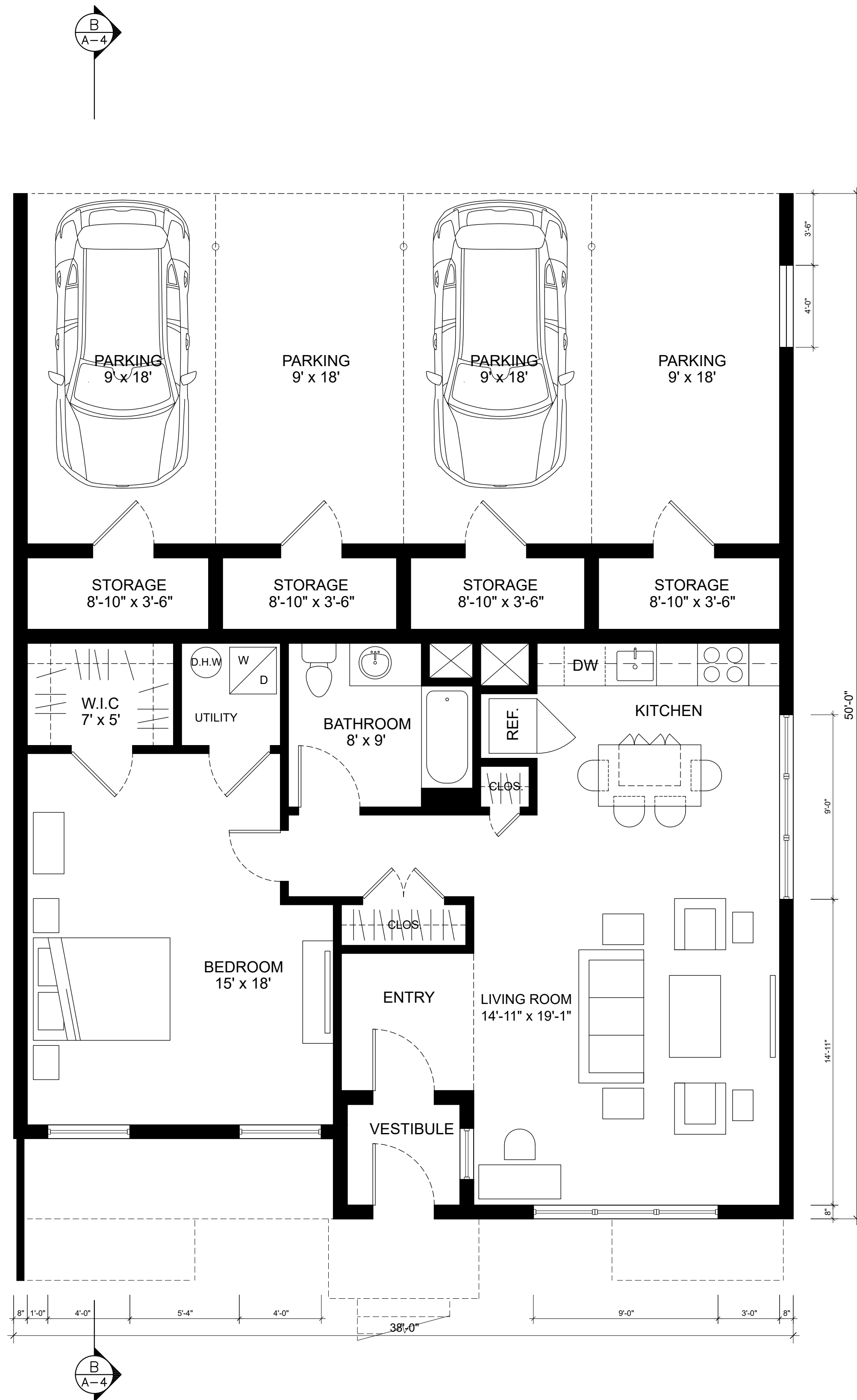
BY: VH

DATE: 10.15.2025

DRAWING NUMBER:

A-2





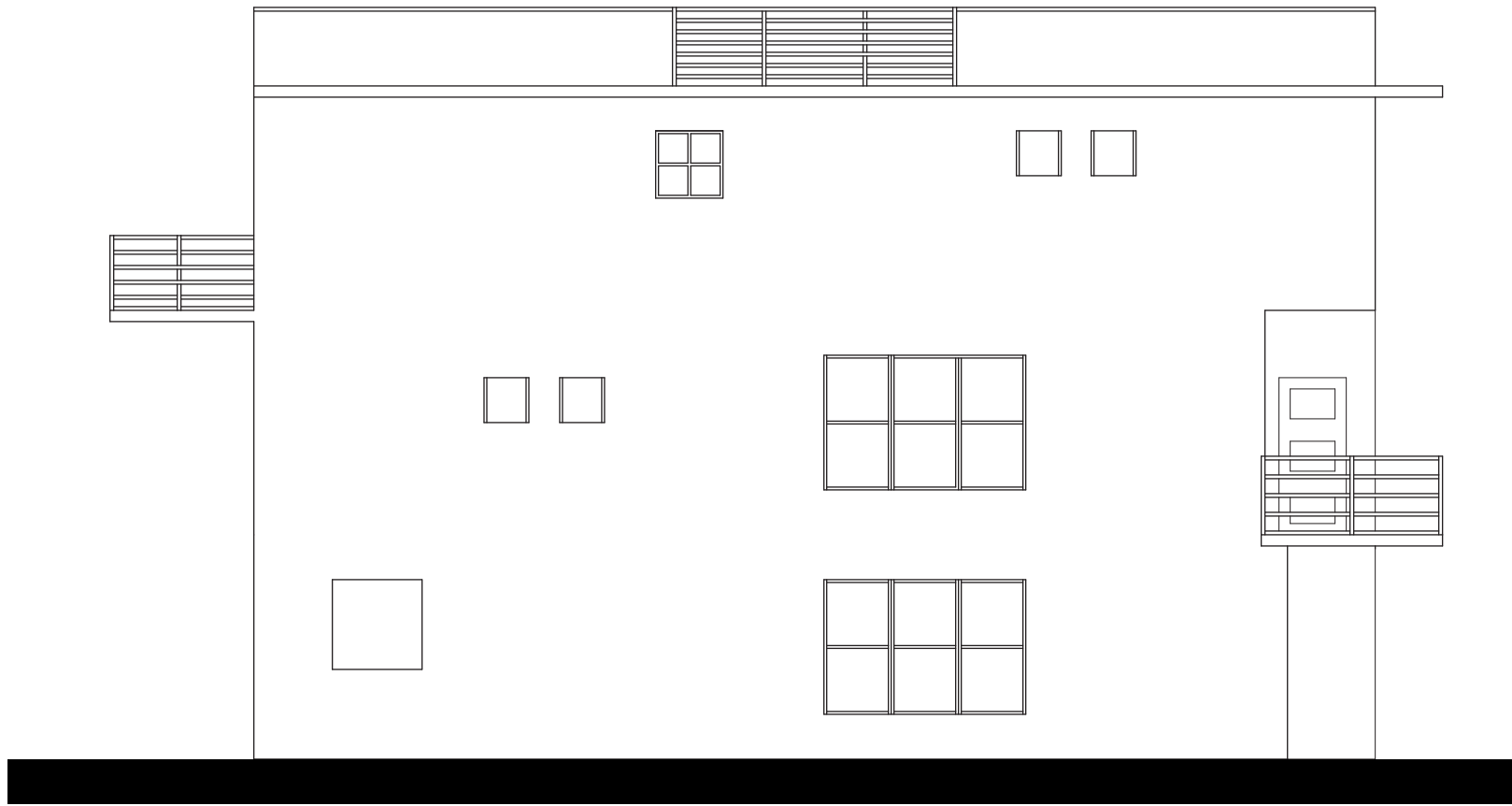
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NORTH ELEVATION



EAST ELEVATION

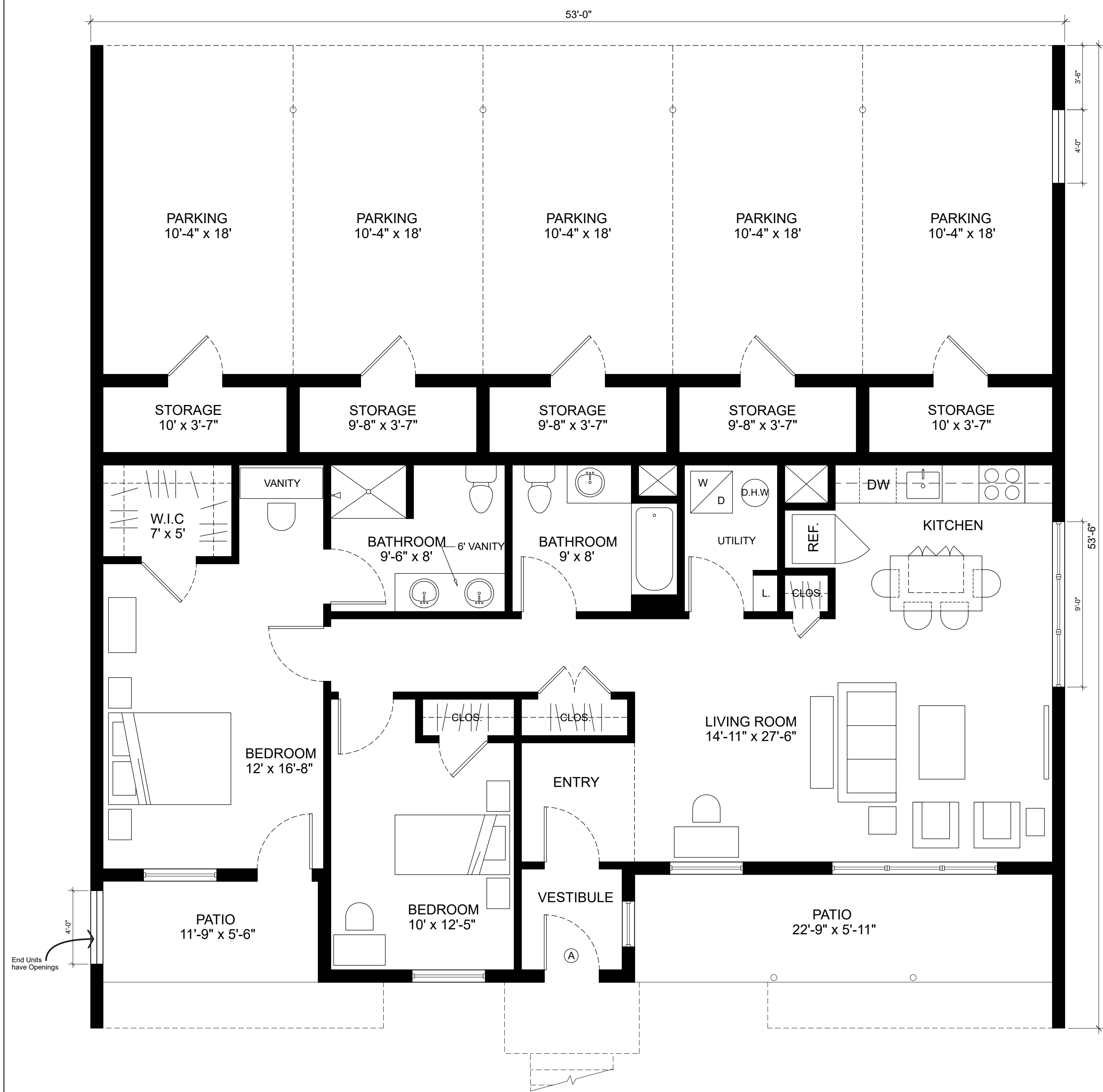


WEST ELEVATION



SOUTH ELEVATION

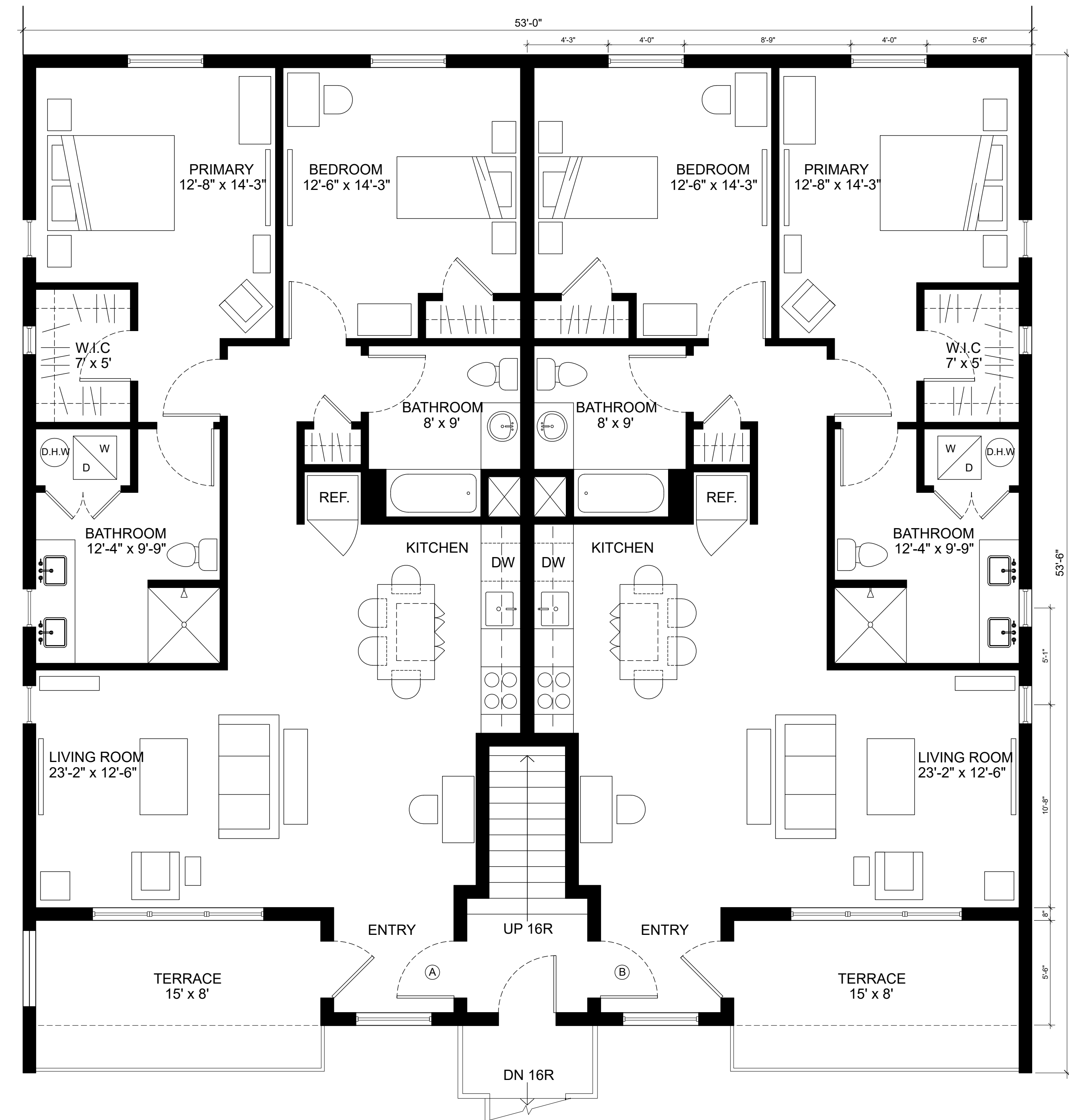
SPONSOR: REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	DRAWING TITLE: ONE BEDROOM ELEVATIONS	JOB NO.:	DRAWING NUMBER: A-4
					SCALE: AS NOTED	
					BY: VLH	
					DATE: 10.15.2025	



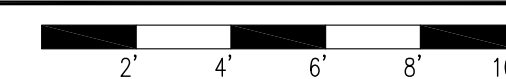
A GROUND FLOOR PLAN
UNIT NET SF: 1,215



1/4"=1'-0"

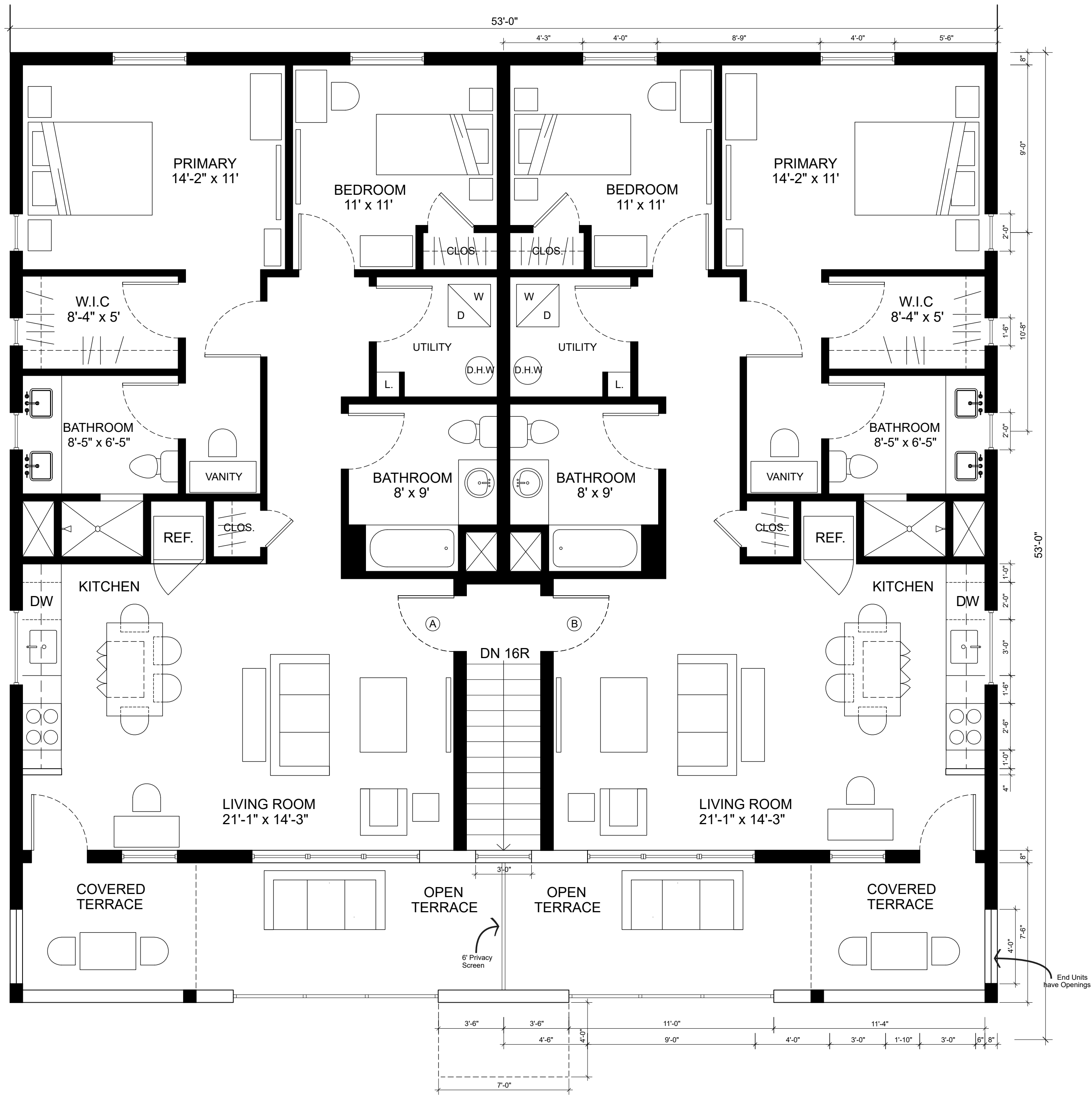


B SECOND FLOOR PLAN
UNIT NET SF: 1,150

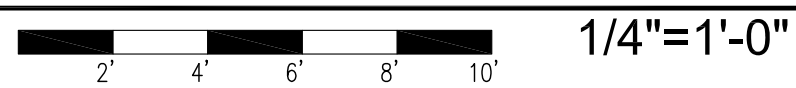


1/4"=1'-0"

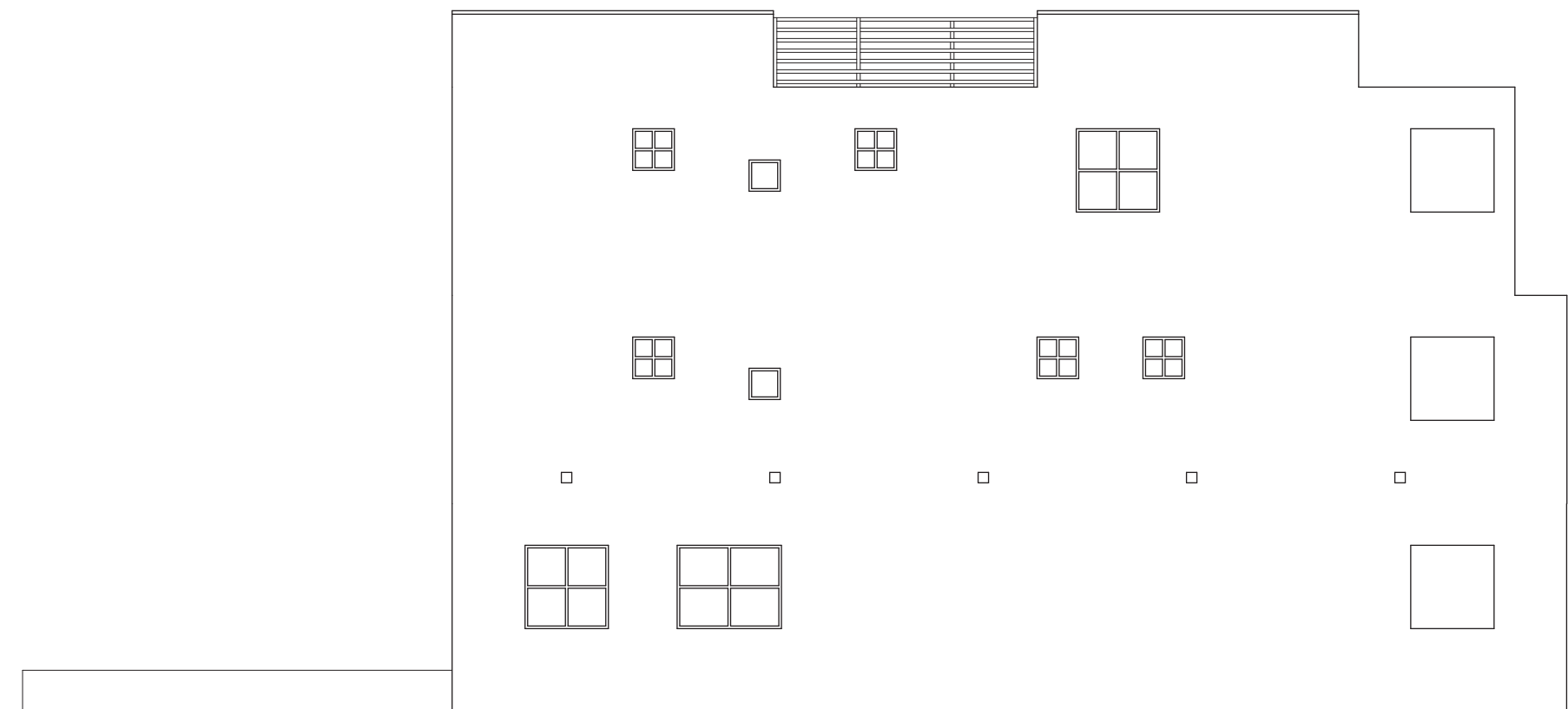
SPONSOR: REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	DRAWING TITLE: TWO BEDROOM PLANS: GROUND, & 2ND FLOOR	JOB NO.: SCALE: AS NOTED BY: VLH DATE: 10.15.2025	DRAWING NUMBER: A-5
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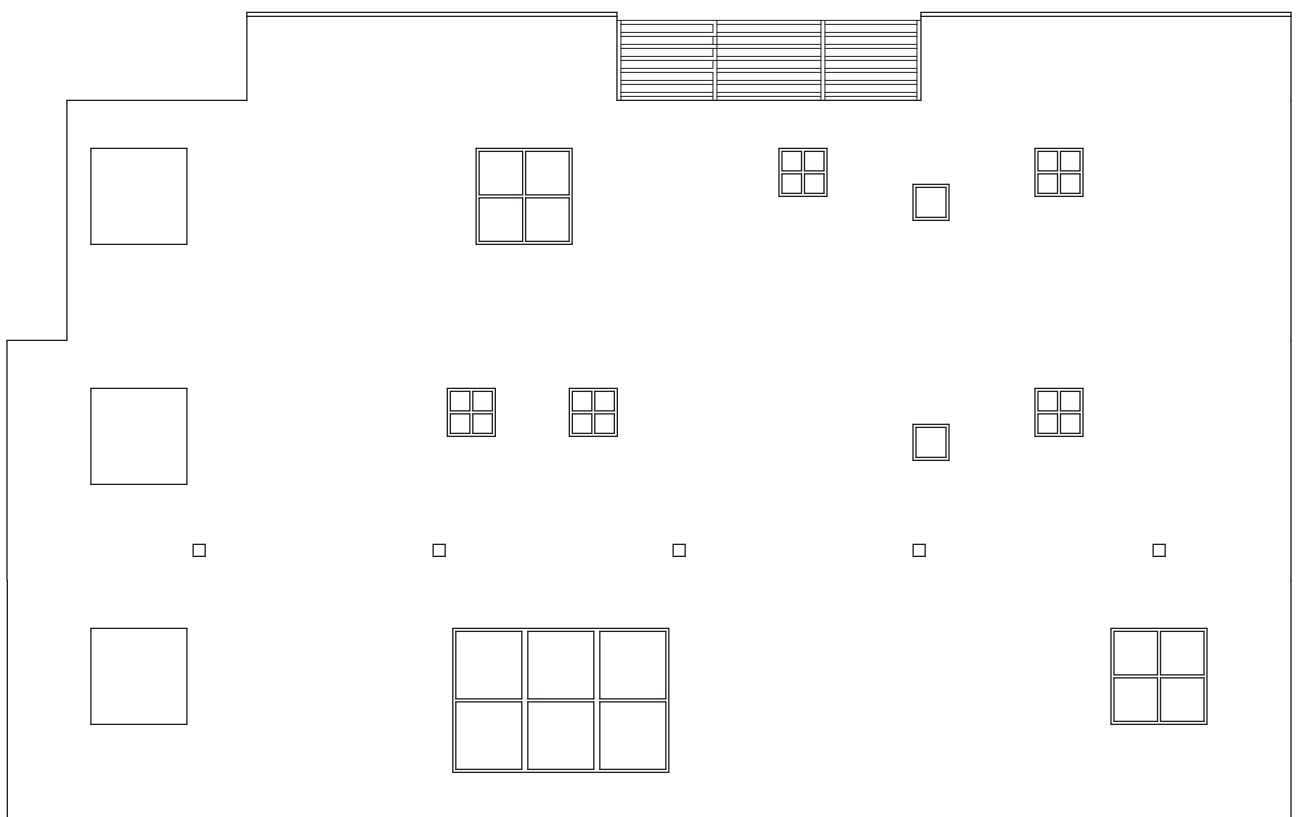
A THIRD FLOOR PLAN
UNIT NET SF: 1,050



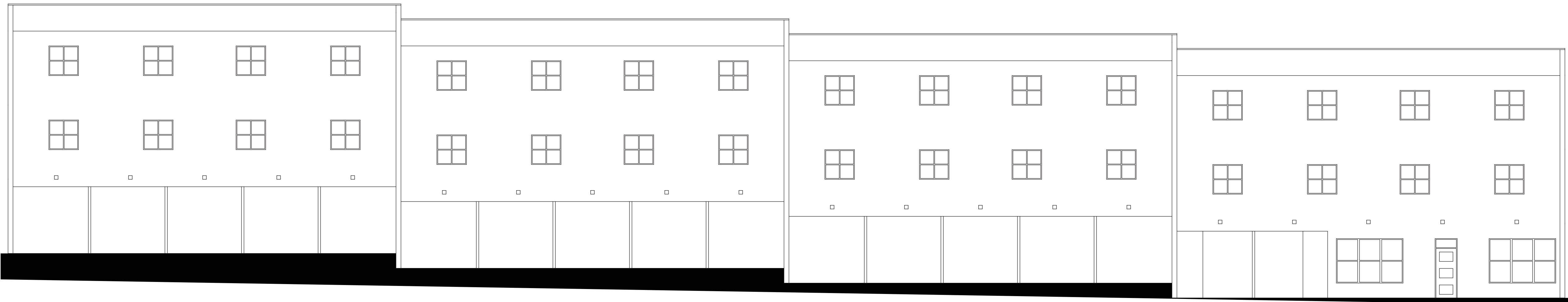
SPONSOR: REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	DRAWING TITLE: TWO BEDROOM PLANS: 3RD FLOOR	JOB NO.:	A-6
					SCALE: AS NOTED	
					BY: VLH	
					DATE: 10.15.2025	



NORTH ELEVATION



SOUTH ELEVATION

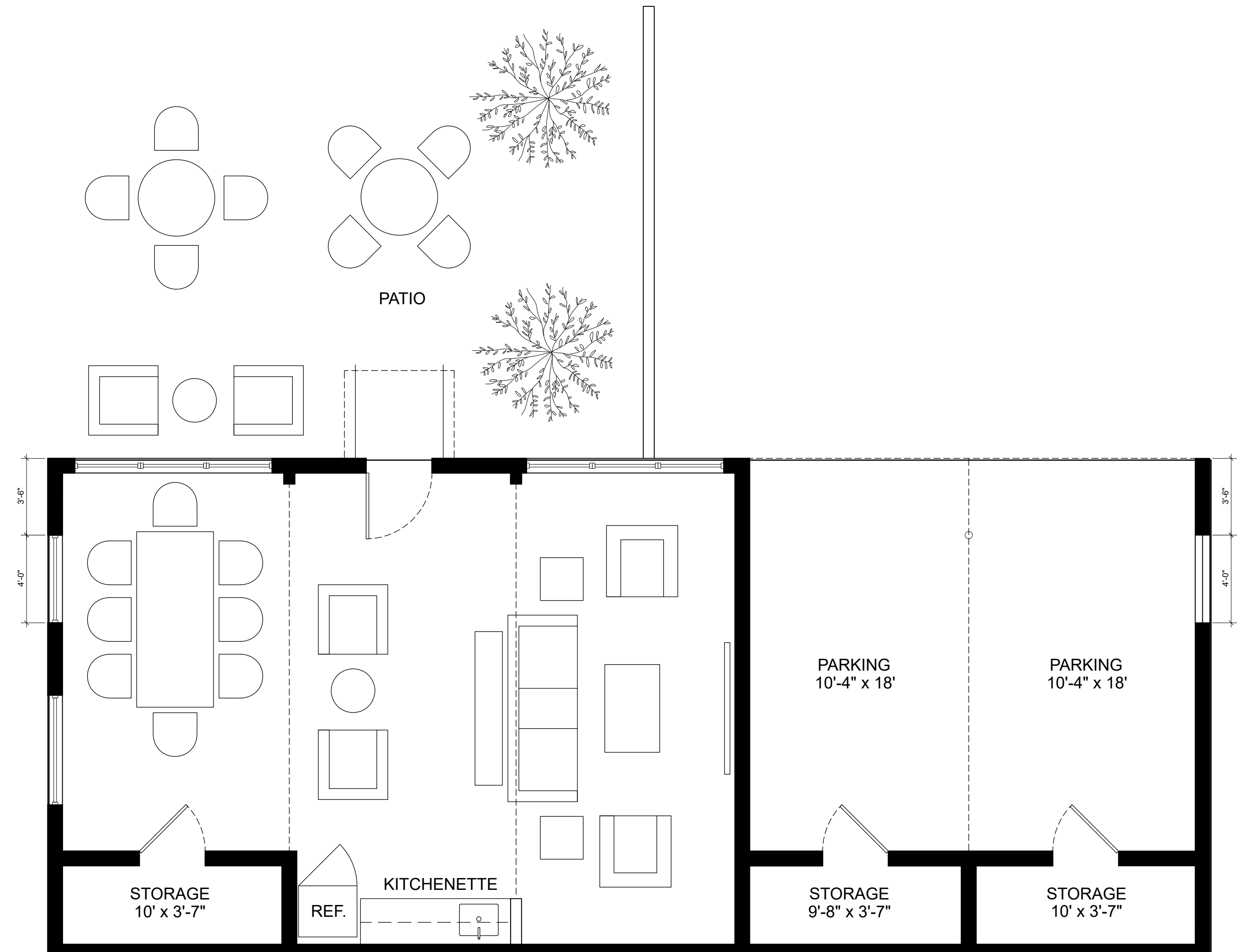
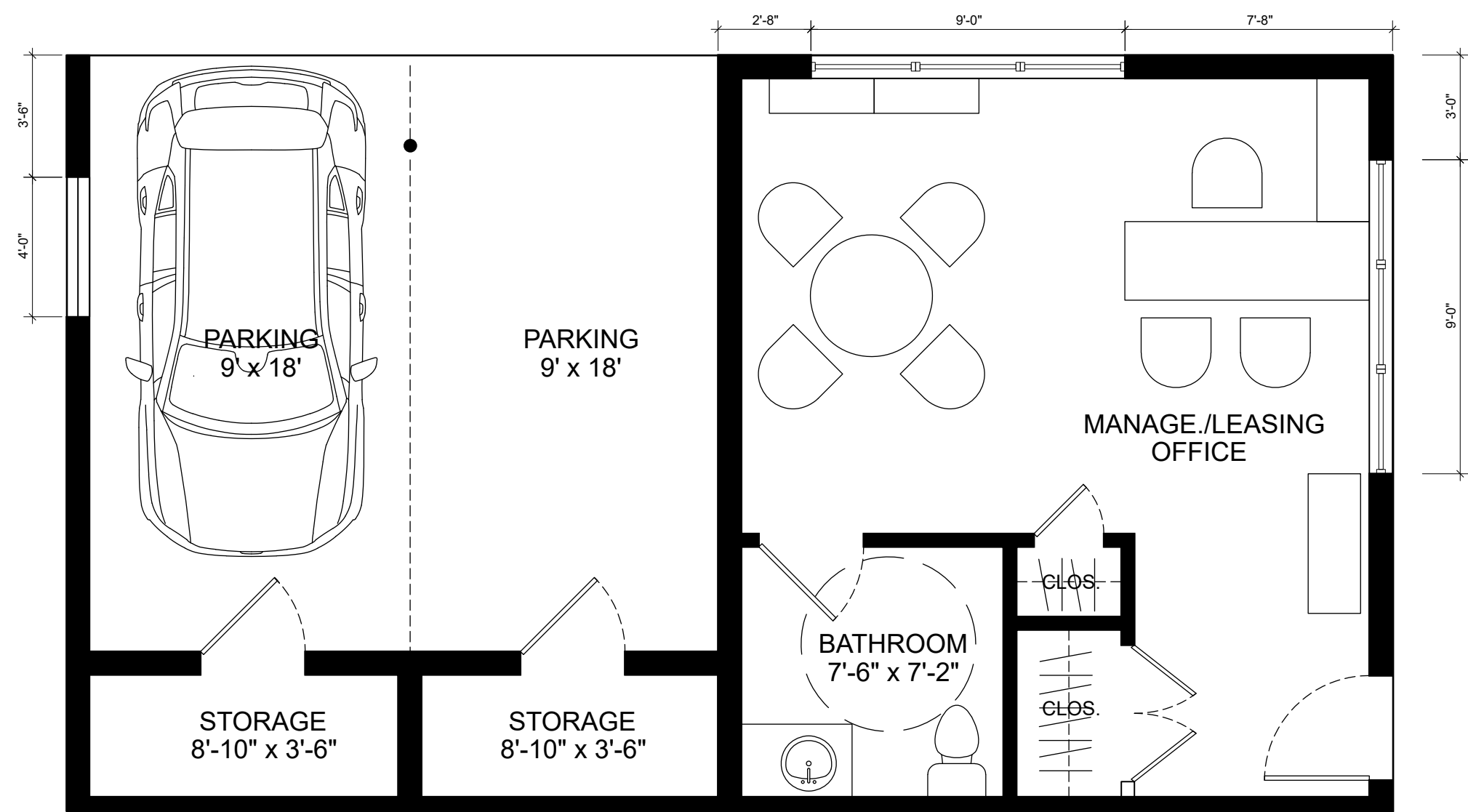


EAST ELEVATION



WEST ELEVATION

SPONSOR: REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	PROJECT: HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER: A-7
					SCALE: AS NOTED	
					BY: VLH	
					DATE: 10.15.2025	



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					SCALE: AS NOTED	
					BY: VLH	
					DATE: 10.15.2025	