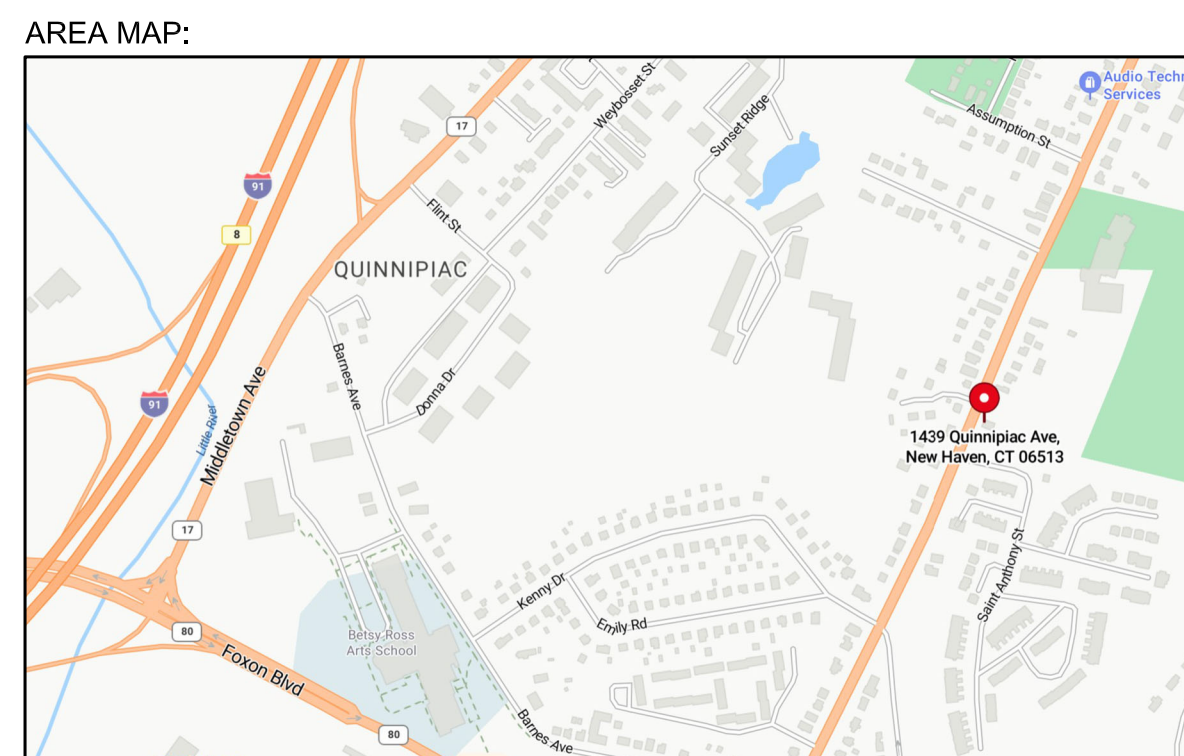
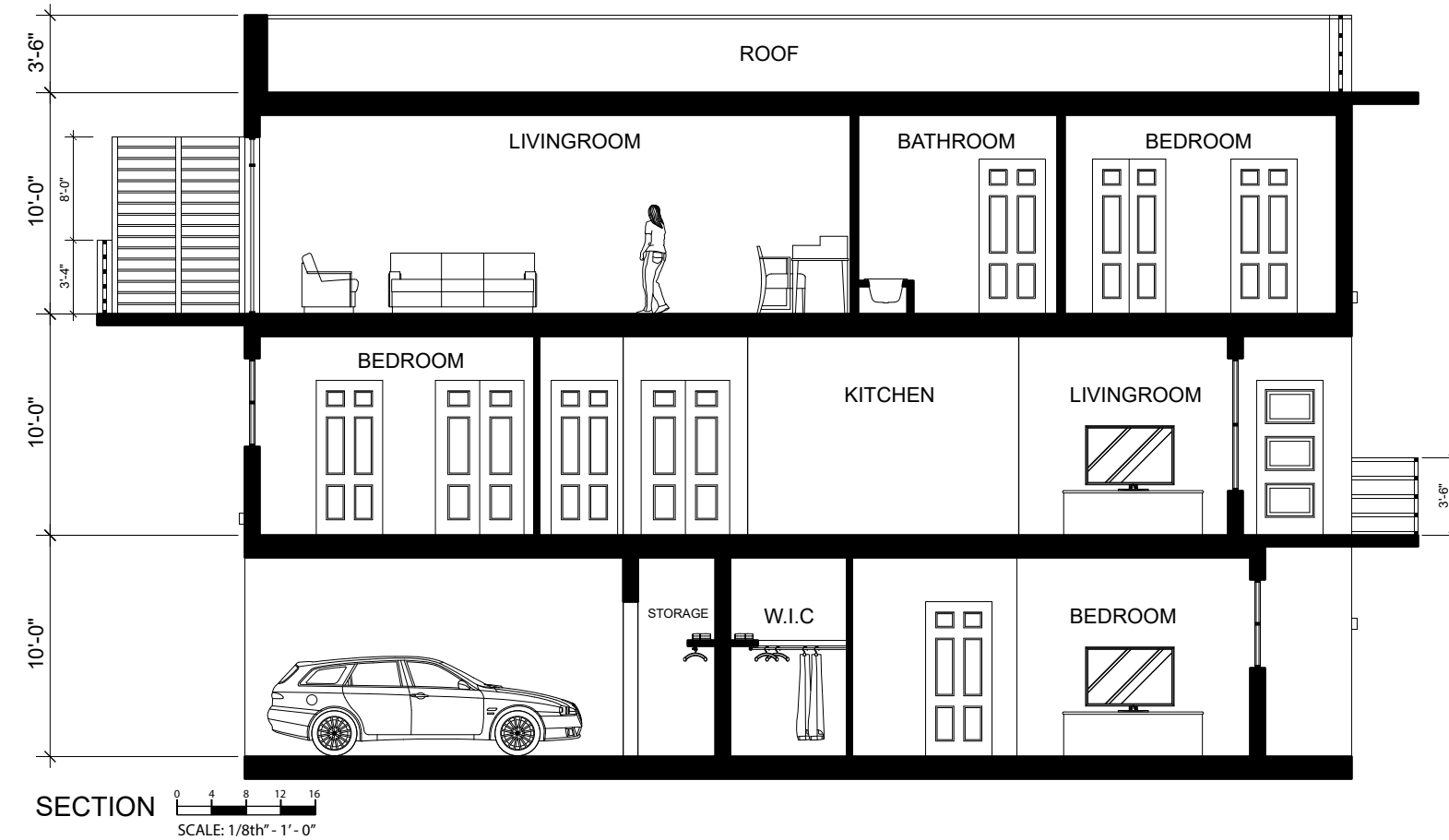


DRAWING LIST:

- 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

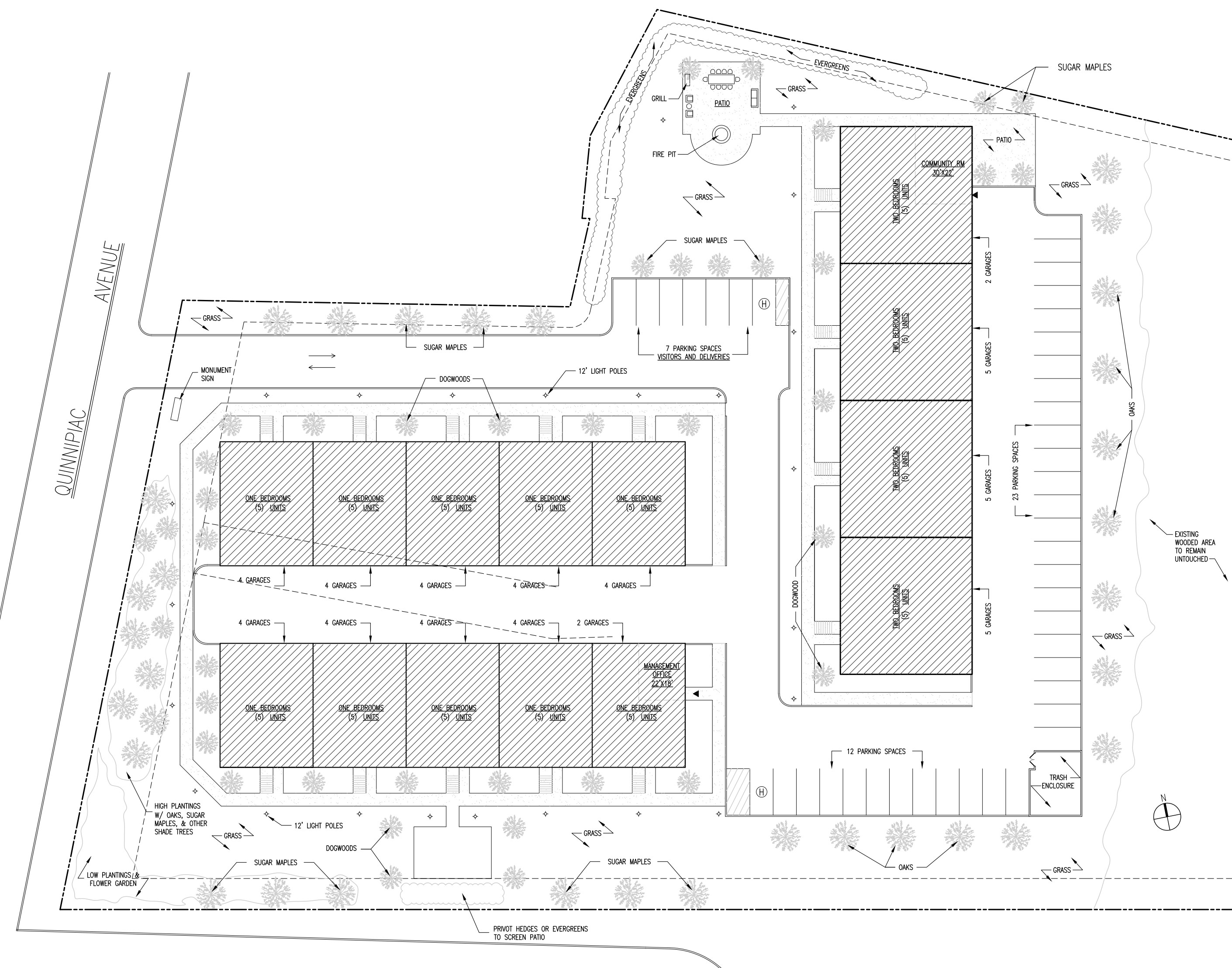
THE PROPOSED PROJECT KNOWN AS HAVEN HEIGHTS

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513



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

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



SITE PLAN - 6.2 ACRES

PROJECT TOTALS:

<p>ONE BEDROOM UNITS</p> <p><u>GROUND FLOOR:</u> GROSS SF: 1,920 SF (Of which 974 is garage & storage) NET RENTABLE SF: 946 SF EFFICIENCY: 50.7%</p> <p><u>SECOND FLOOR:</u> GROSS SF: 1,920 SF NET RENTABLE SF: 1,636 SF EFFICIENCY: 85.2%</p> <p><u>THIRD FLOOR:</u> GROSS SF: 1,808 SF NET RENTABLE SF: 1,628 SF EFFICIENCY: 90.0%</p>	<p>SUBTOTAL ONE BEDROOM UNITS</p> <p><u>GROUND FLOOR:</u> GROSS SF: 19,200 SF NET RENTABLE SF: 9,460 SF</p> <p><u>SECOND FLOOR:</u> GROSS SF: 19,200 SF NET RENTABLE SF: 16,360 SF</p> <p><u>THIRD FLOOR:</u> GROSS SF: 18,080 SF NET RENTABLE SF: 16,280 SF</p> <hr/> <p>TOTAL ONE BEDROOM MODULES (10)MODULES (50)UNITS</p> <p>TOTAL GROSS: 56,480 SF (46,740 SF) (INCLUDES 9,740 SF GARAGE & STORAGE)</p> <p>TOTAL NET RENTABLE SF: 42,100 SF EFFICIENCY WITHOUT GARAGES AND STORAGE: 90.0%</p>
<p>TWO BEDROOM UNITS</p> <p><u>GROUND FLOOR:</u> GROSS SF: 2,669 SF (Of which 1,454 is garage & storage) NET RENTABLE SF: 1,215 SF</p> <p><u>SECOND FLOOR:</u> GROSS SF: 2,669 SF NET RENTABLE SF: 2,300 SF</p> <p><u>THIRD FLOOR:</u> GROSS SF: 2,669 SF NET RENTABLE SF: 2,100 SF</p>	<p>SUBTOTAL TWO BEDROOM UNITS</p> <p><u>GROUND FLOOR:</u> GROSS SF: 10,676 SF (Of which 5,816 is garage & storage) NET RENTABLE SF: 4,860 SF EFFICIENCY: 83.6%</p> <p><u>SECOND FLOOR:</u> GROSS SF: 10,676 SF NET RENTABLE SF: 9,200 SF EFFICIENCY: 86.2%</p> <p><u>THIRD FLOOR:</u> GROSS SF: 10,676 SF NET RENTABLE SF: 8,400 SF EFFICIENCY: 78.7%</p> <hr/> <p>TOTAL TWO BEDROOM UNITS (4) MODULES (20) UNITS</p> <p>TOTAL GROSS: 32,028 SF (26,212) TOTAL NET RENTABLE: 22,460 SF</p> <p>EFFICIENCY: 85.7%</p>
<p>PROJECT TOTALS:</p> <p>ONE BEDROOM MODULES: GROSS: 56,480 SF (46,740 SF W/O PARKING & STORAGE) NET RENTABLE: 42,100 SF</p> <p>TWO BEDROOM MODULES: GROSS: 32,028 SF (26,212 SF W/O PARKING & STORAGE) NET RENTABLE: 22,460 SF</p> <p>TOTAL PROJECT SIZE</p> <p>GROSS: 88,508 SF (72,952 SF W/O PARKING & STORAGE) NET RENTABLE: 64,560 SF EFFICIENCY: 88.5%</p>	

<p>SPONSOR:</p> <p>REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802</p>	<p>SPONSOR:</p> <p>VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866</p>	<p>DESIGN ARCHITECT:</p> <p>JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866</p>	<p>PROJECT:</p> <h2 style="margin: 0;">HAVEN HEIGHTS</h2> <p>1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD</p>	<p>DRAWING TITLE:</p> <h2 style="margin: 0; text-align: center;">COVER SHEET</h2>	<p>JOB NO.:</p> <p>SCALE: AS NOTED</p> <p>BY: VLH</p> <p>DATE: 10.15.2025</p>	<p>DRAWING NUMBER:</p> <h1 style="margin: 0;">A-1</h1>
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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.:

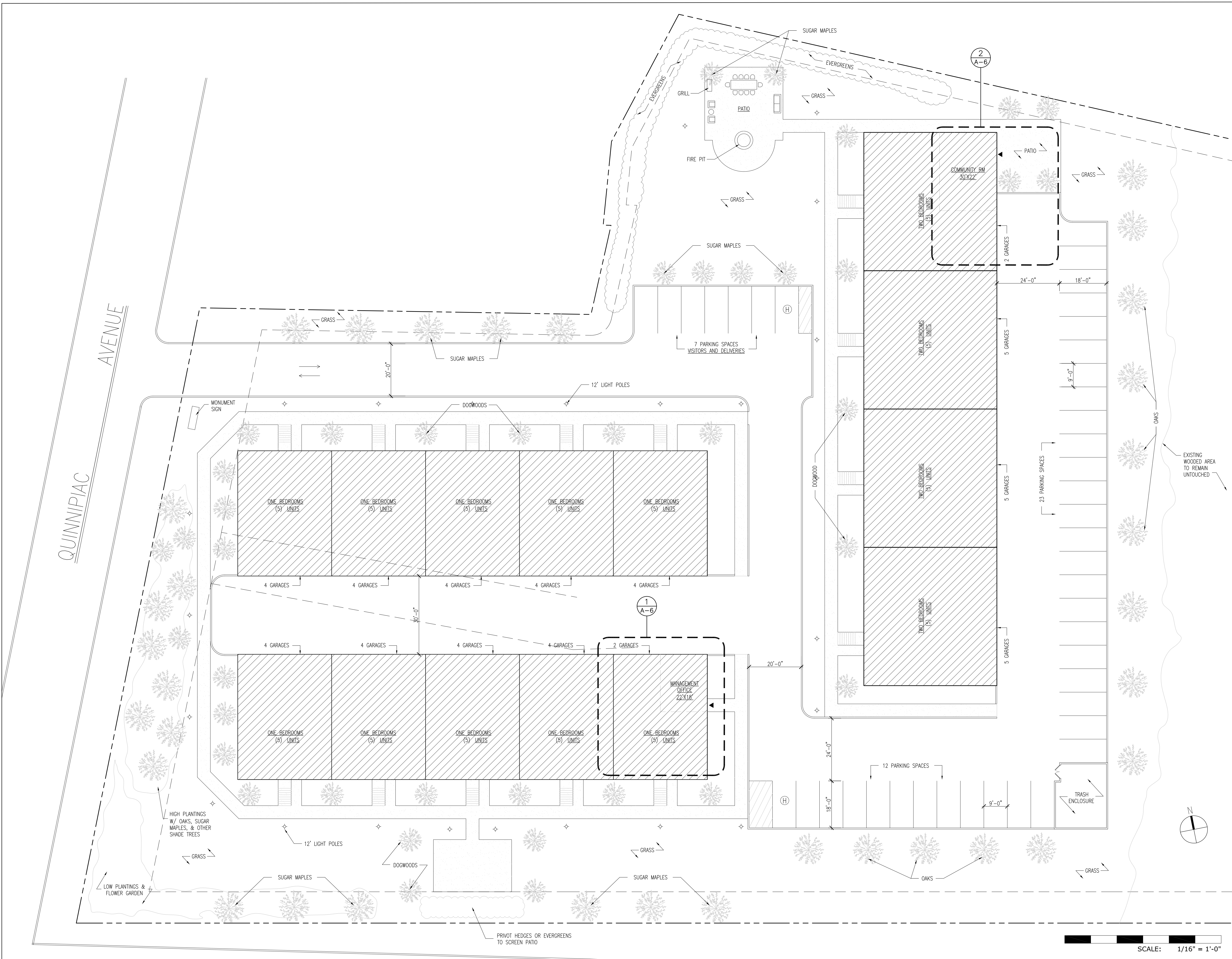
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SCALE: AS NOTED

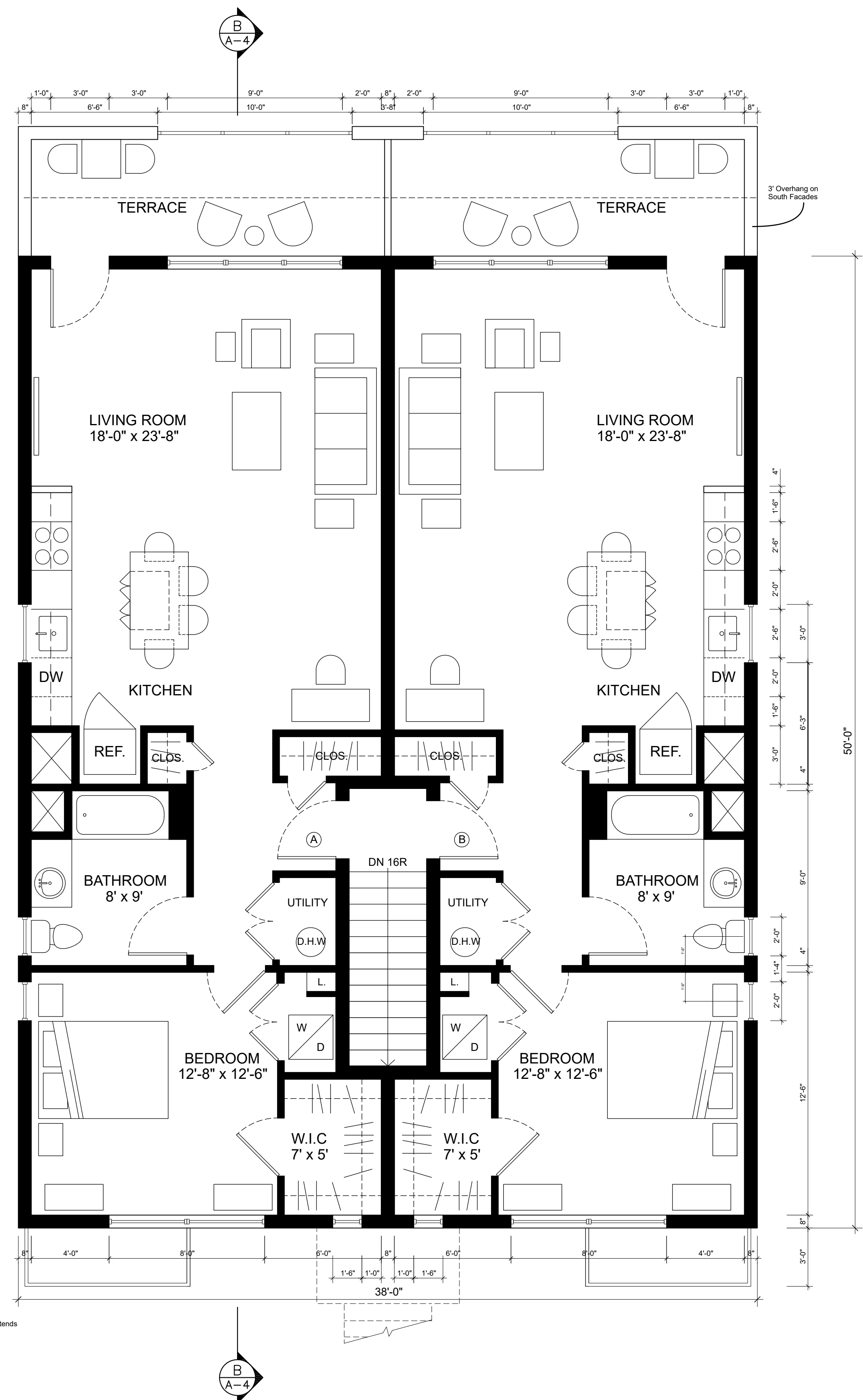
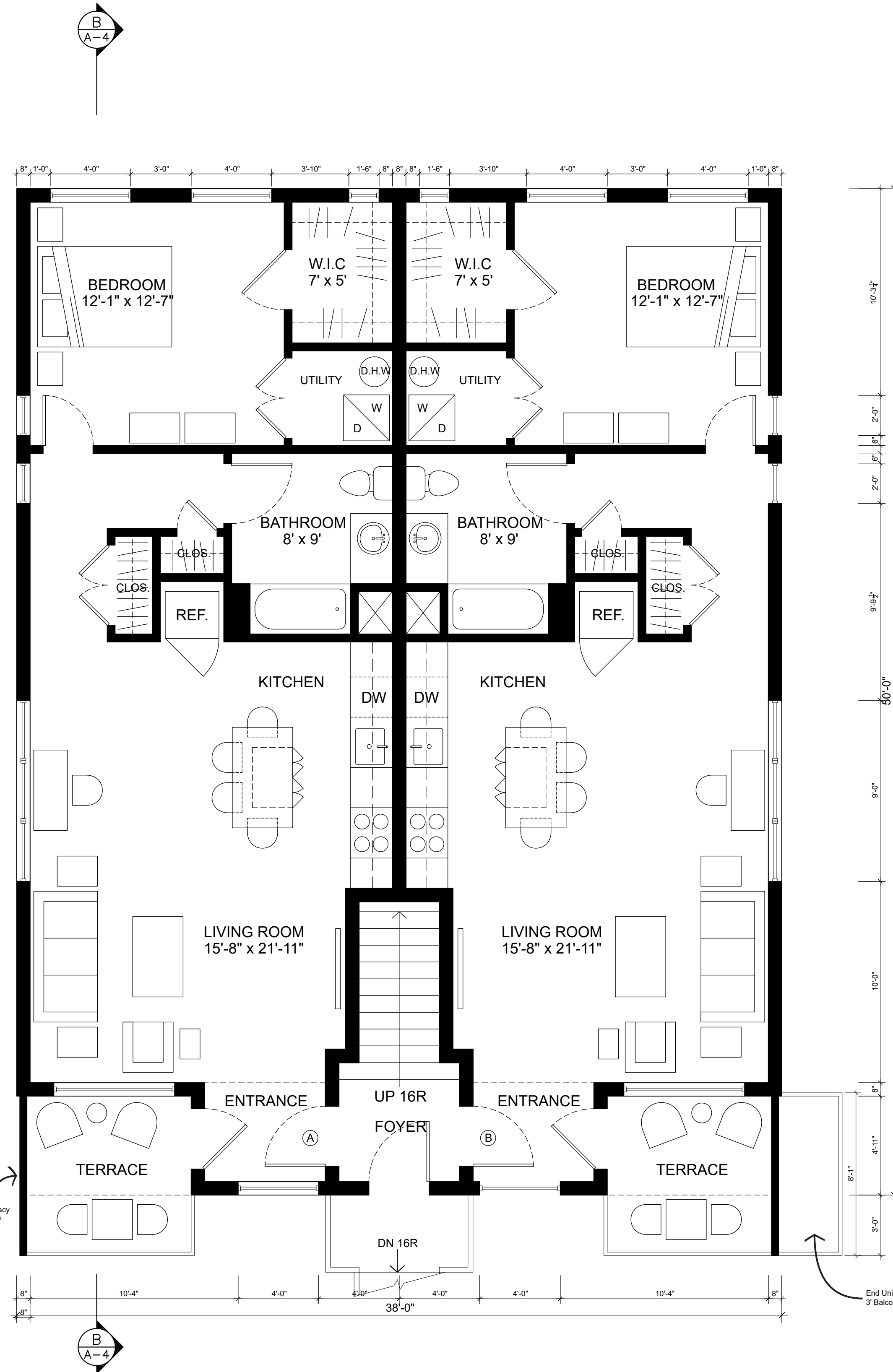
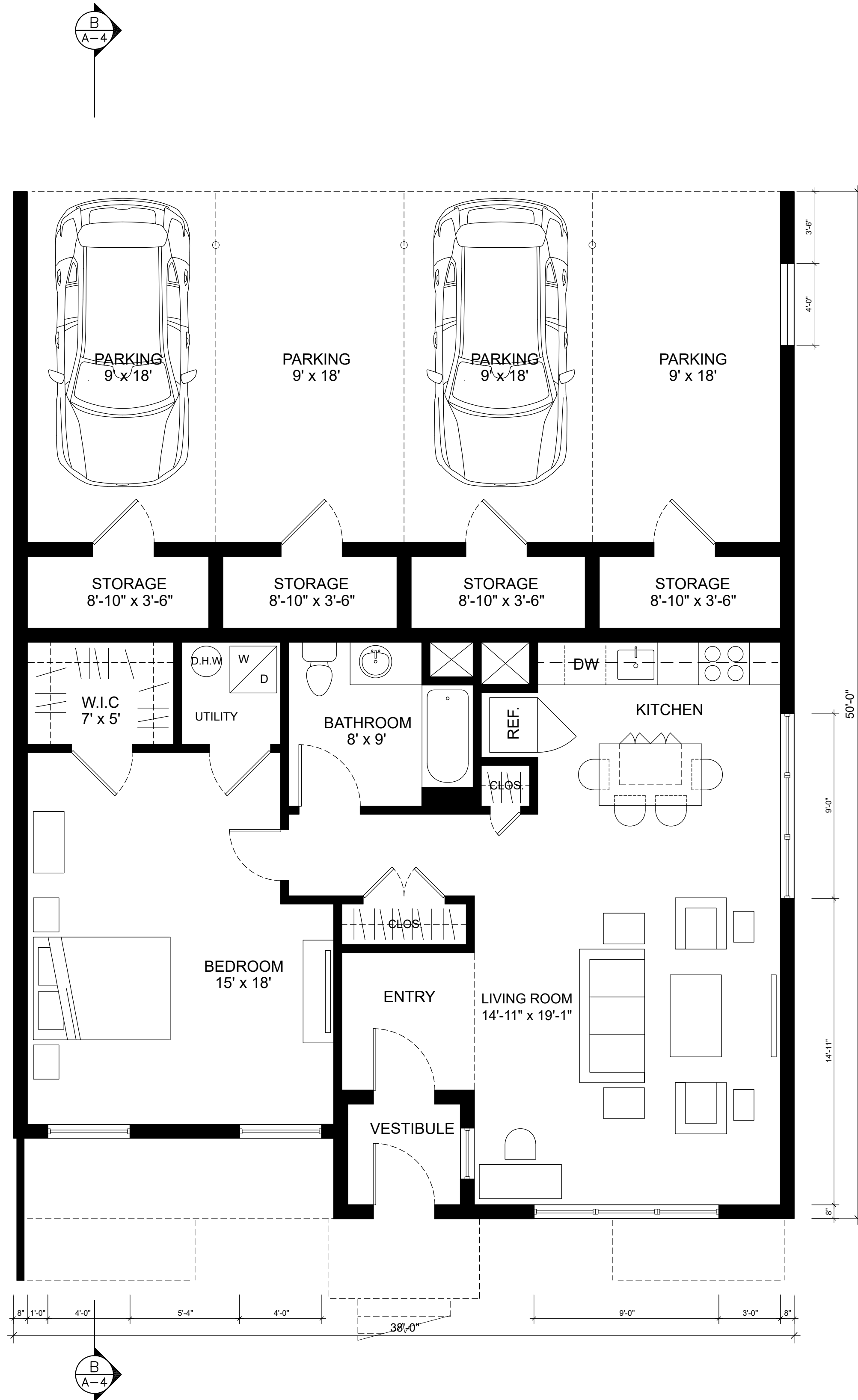
BY: VH

DATE: 10.15.2025

A-2



SCALE: 1/16" = 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:
**ONE BEDROOM PLANS:
GROUND, 2ND, & 3RD FLOOR**

JOB NO.:
SCALE: AS NOTED
BY: VLH
DATE: 10.15.2025

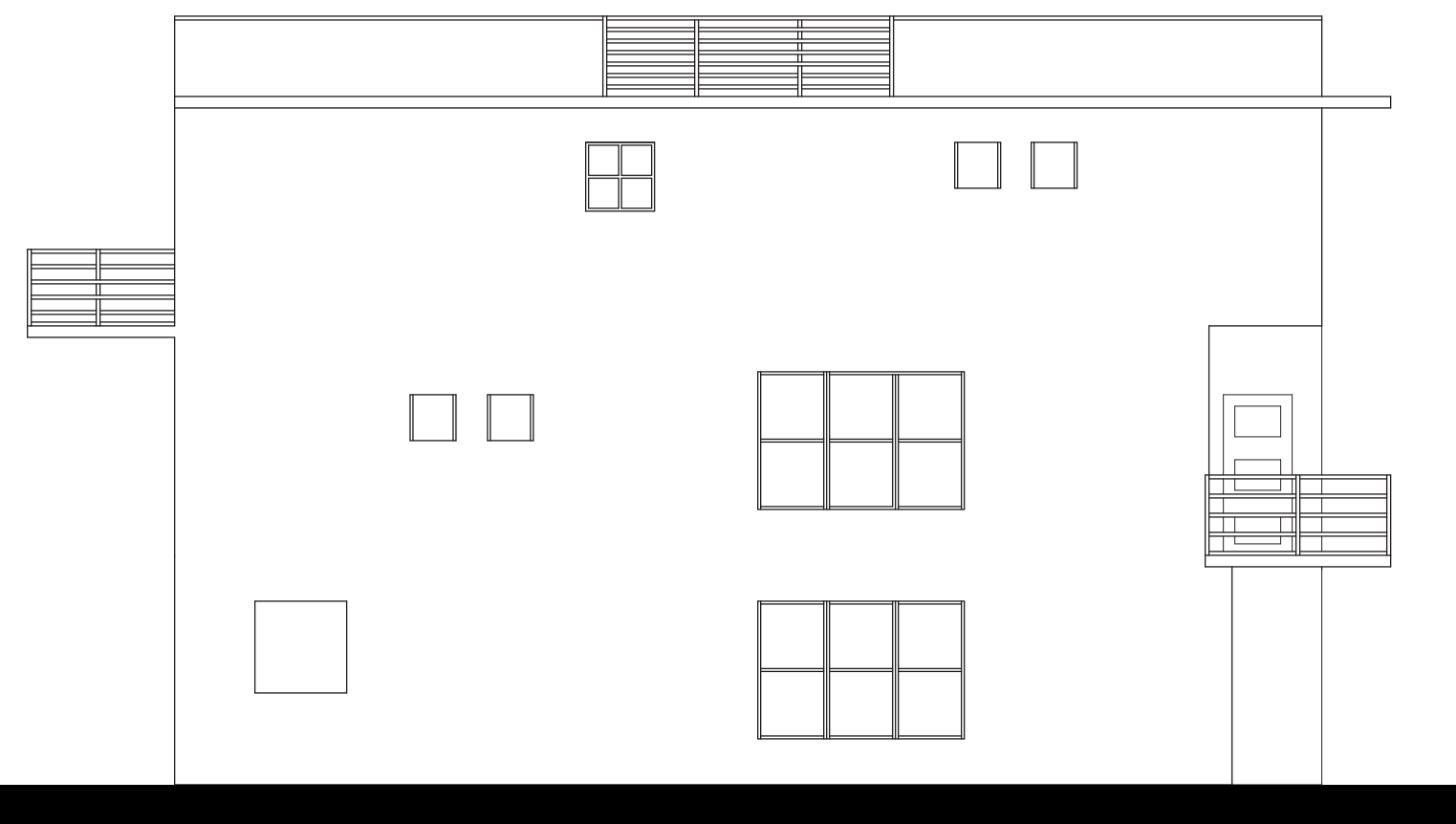
DRAWING NUMBER:
A-3



NORTH ELEVATION



EAST ELEVATION

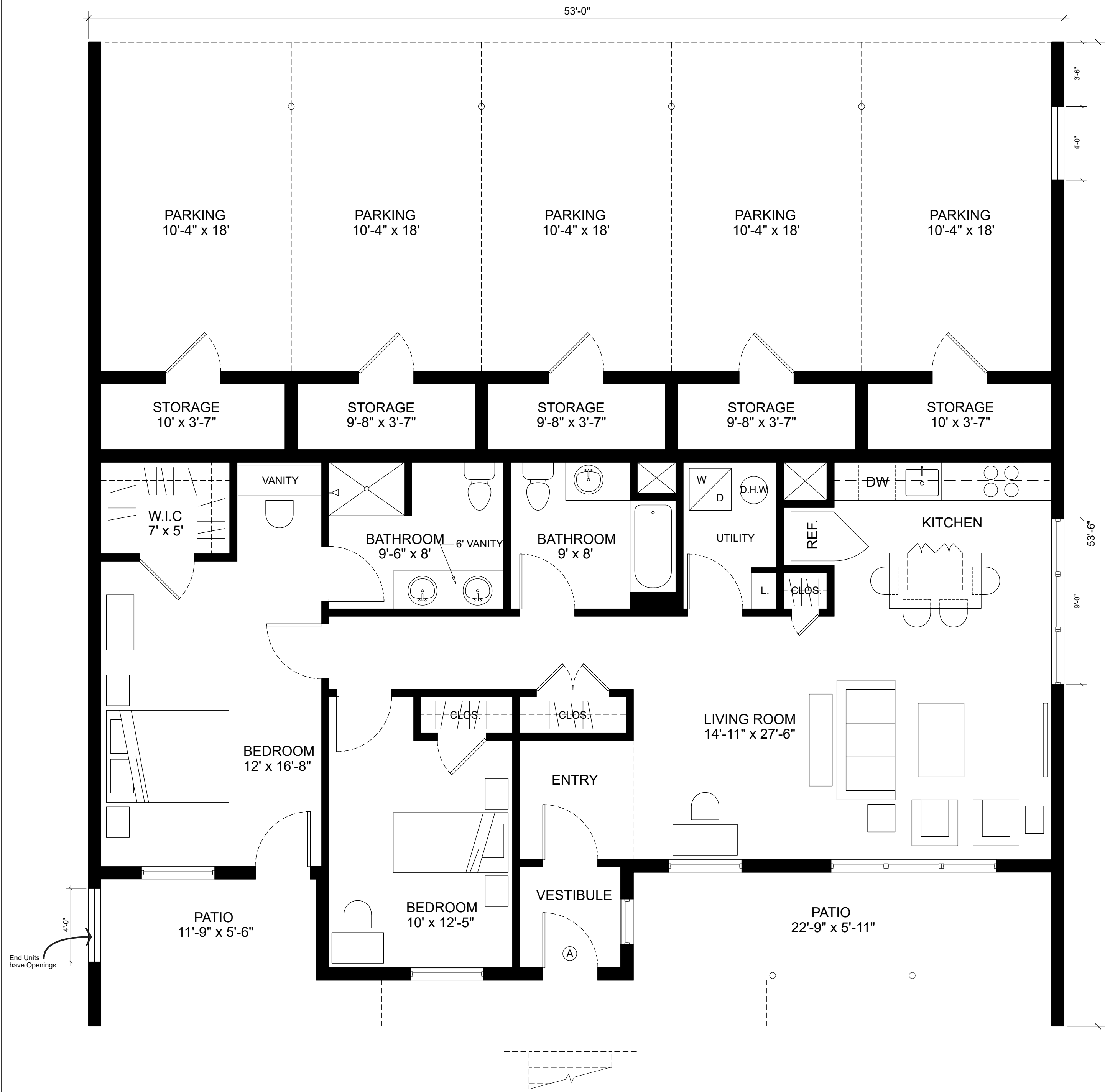


WEST ELEVATION



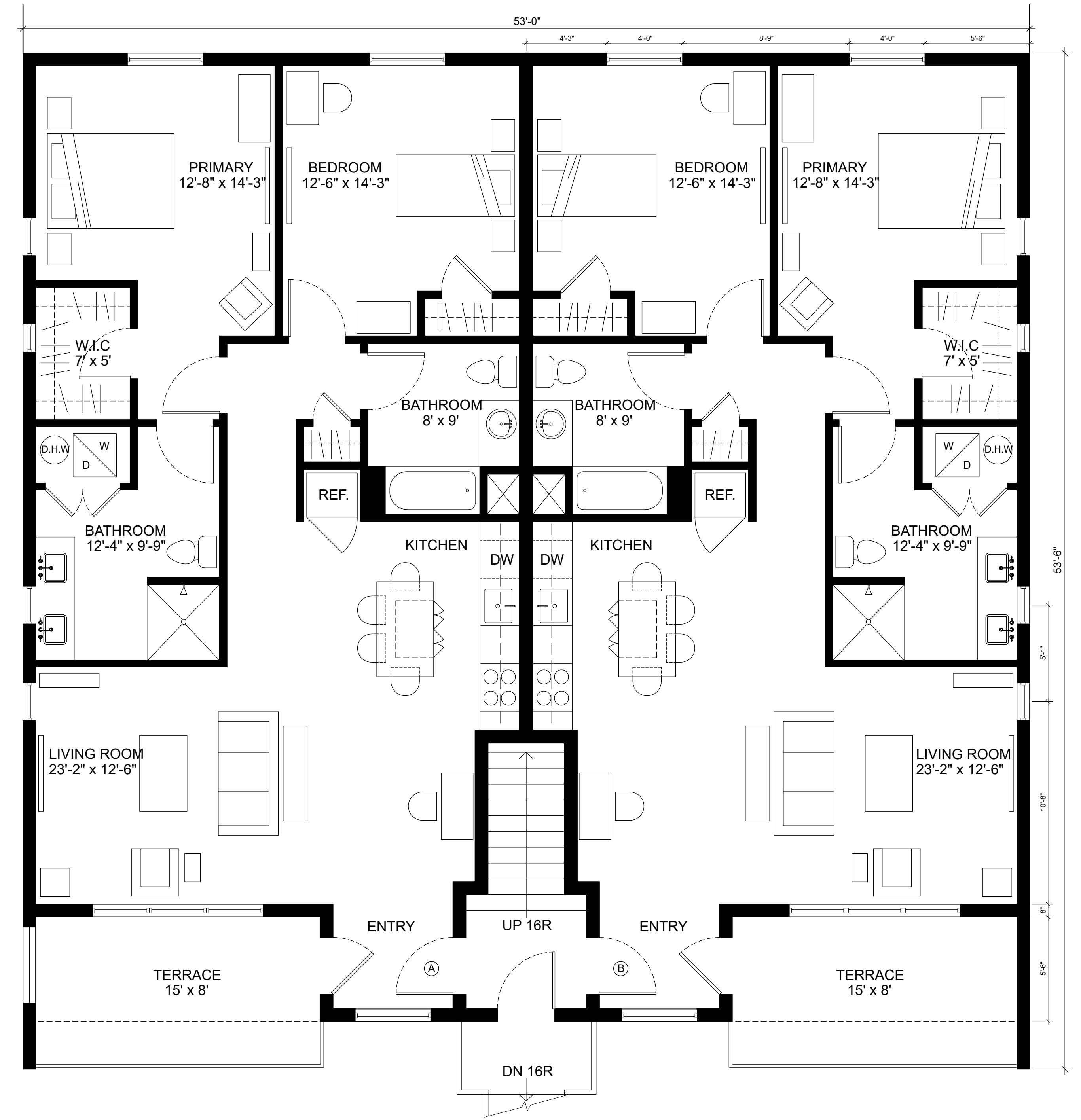
SOUTH ELEVATION

<p>SPONSOR: REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802</p>	<p>SPONSOR: VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866</p>	<p>DESIGN ARCHITECT: JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866</p>	<p>PROJECT: HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD</p>	<p>DRAWING TITLE: ONE BEDROOM ELEVATIONS</p>	<p>JOB NO.: SCALE: AS NOTED BY: VLH DATE: 10.15.2025</p>	<p>DRAWING NUMBER: A-4</p>
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A GROUND FLOOR PLAN
UNIT NET SF: 1,215

1/4"=1'-0"
2 4 6 8 10



B SECOND FLOOR PLAN
UNIT NET SF: 1,150

1/4"=1'-0"
2 4 6 8 10

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tel: 844.800.3802

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

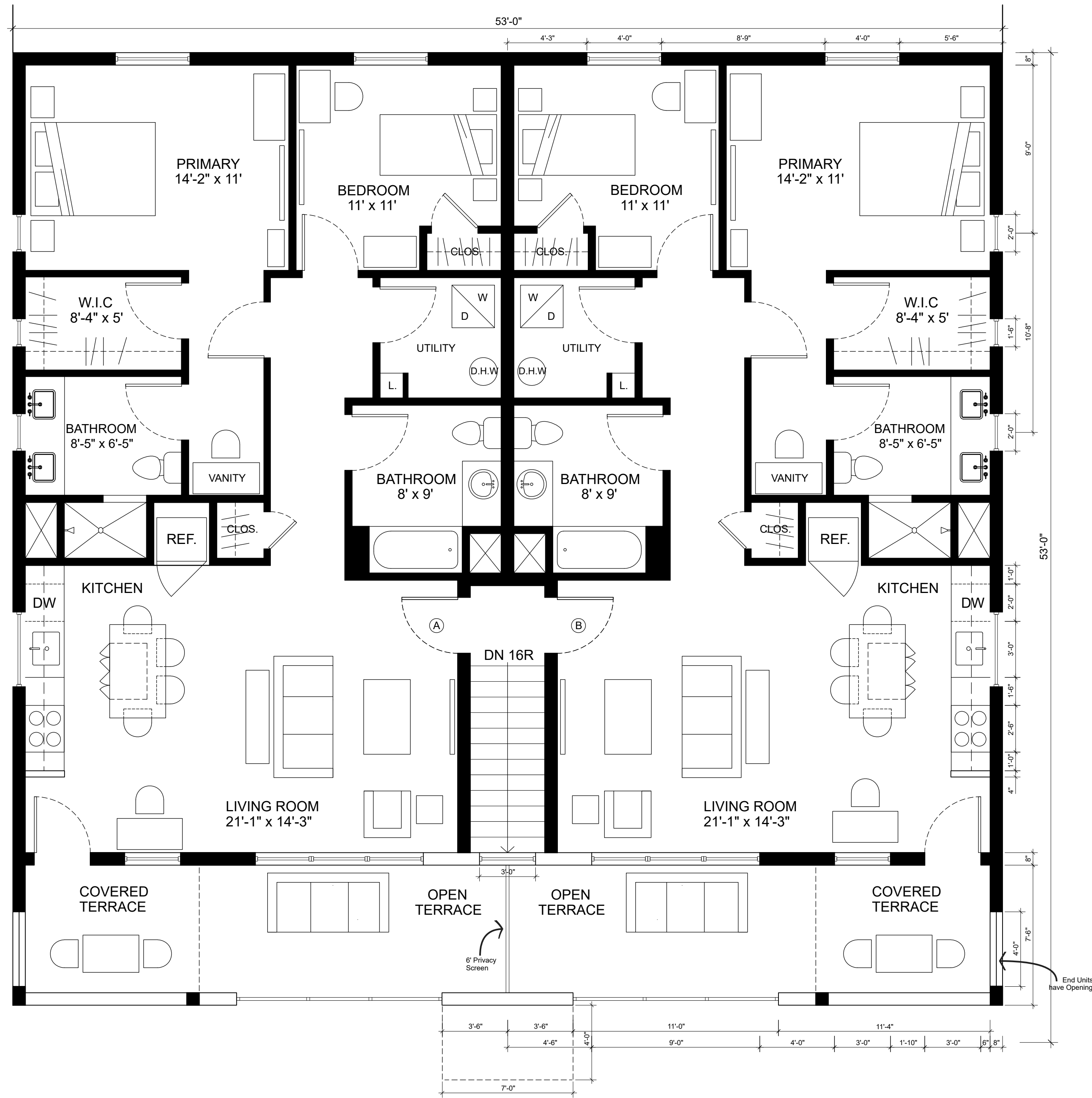
DESIGN ARCHITECT:
**JOSEPH VALLONE ARCHITECTS +
DEVELOPMENT STUDIO, LLC**
9 BOBWHITE DRIVE
WESTPORT, CT 06880
tel: 203.557.8866

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



A THIRD FLOOR PLAN
UNIT NET SF: 1,050

1/4"=1'-0"

SPONSOR:
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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

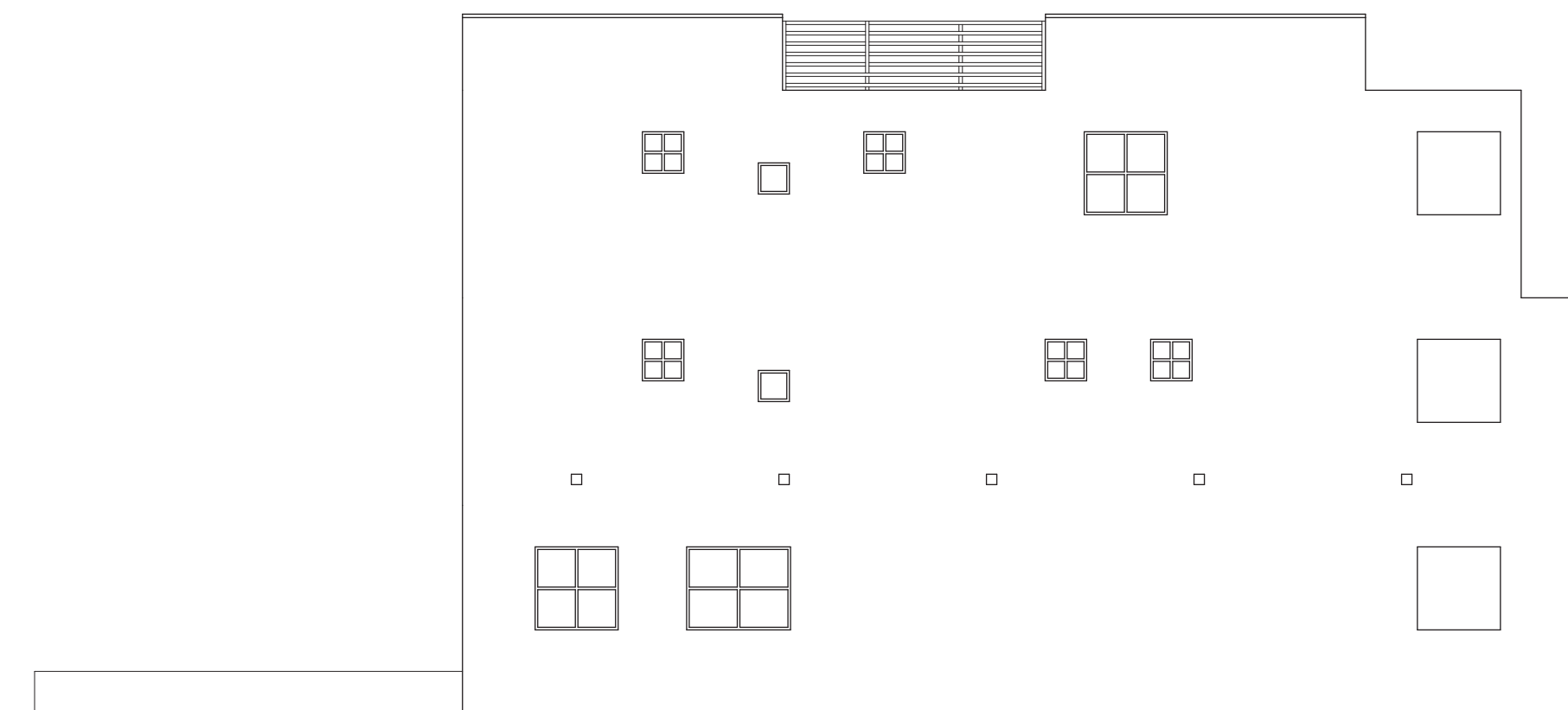
DESIGN ARCHITECT:
**JOSEPH VALLONE ARCHITECTS +
DEVELOPMENT STUDIO, LLC**
9 BOBWHITE DRIVE
WESTPORT, CT 06880
tel: 203.557.8866

PROJECT:
HAVEN HEIGHTS
1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513
THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD

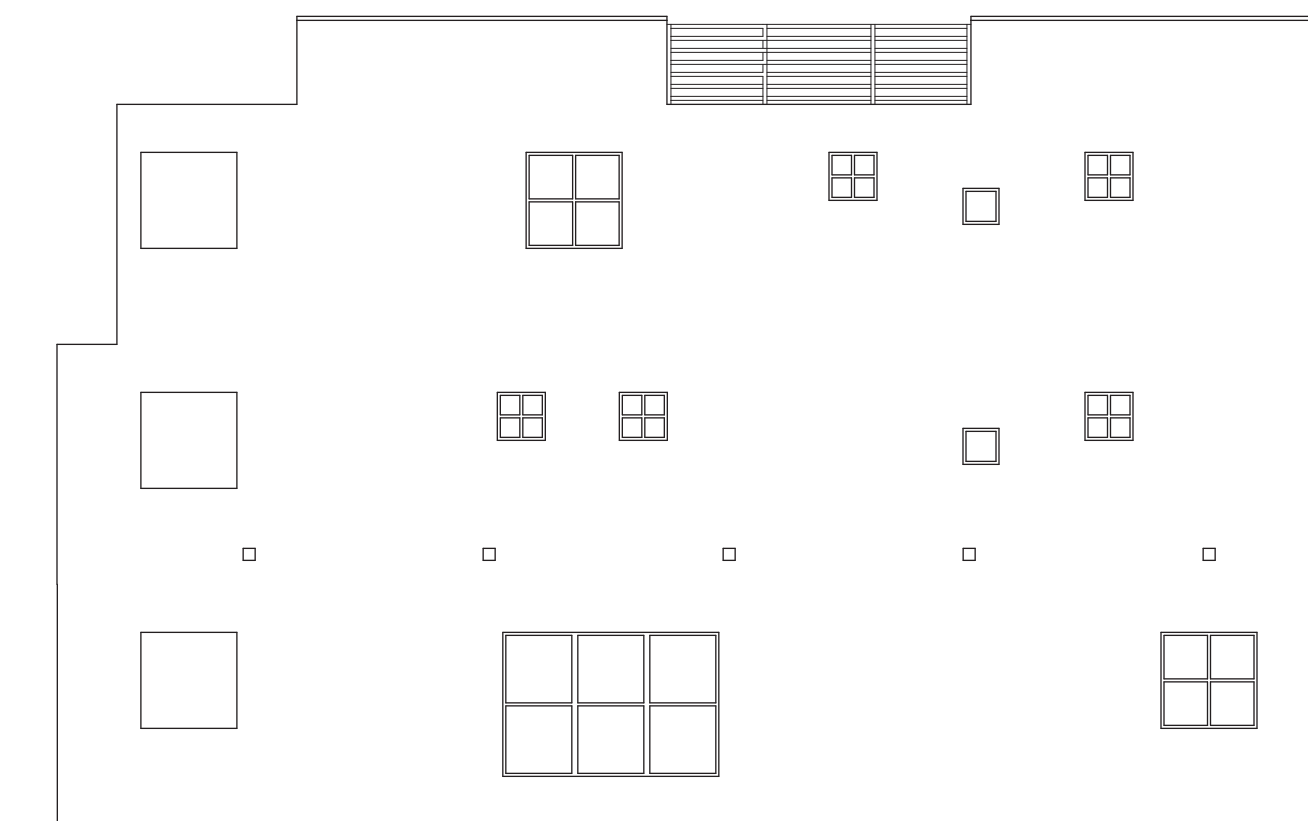
DRAWING TITLE:
**TWO BEDROOM PLANS:
3RD FLOOR**

JOB NO.:
SCALE: AS NOTED
BY: VLH
DATE: 10.15.2025

DRAWING NUMBER:
A-6



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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