



HUNT

DESIGN ASSOCIATES INC.

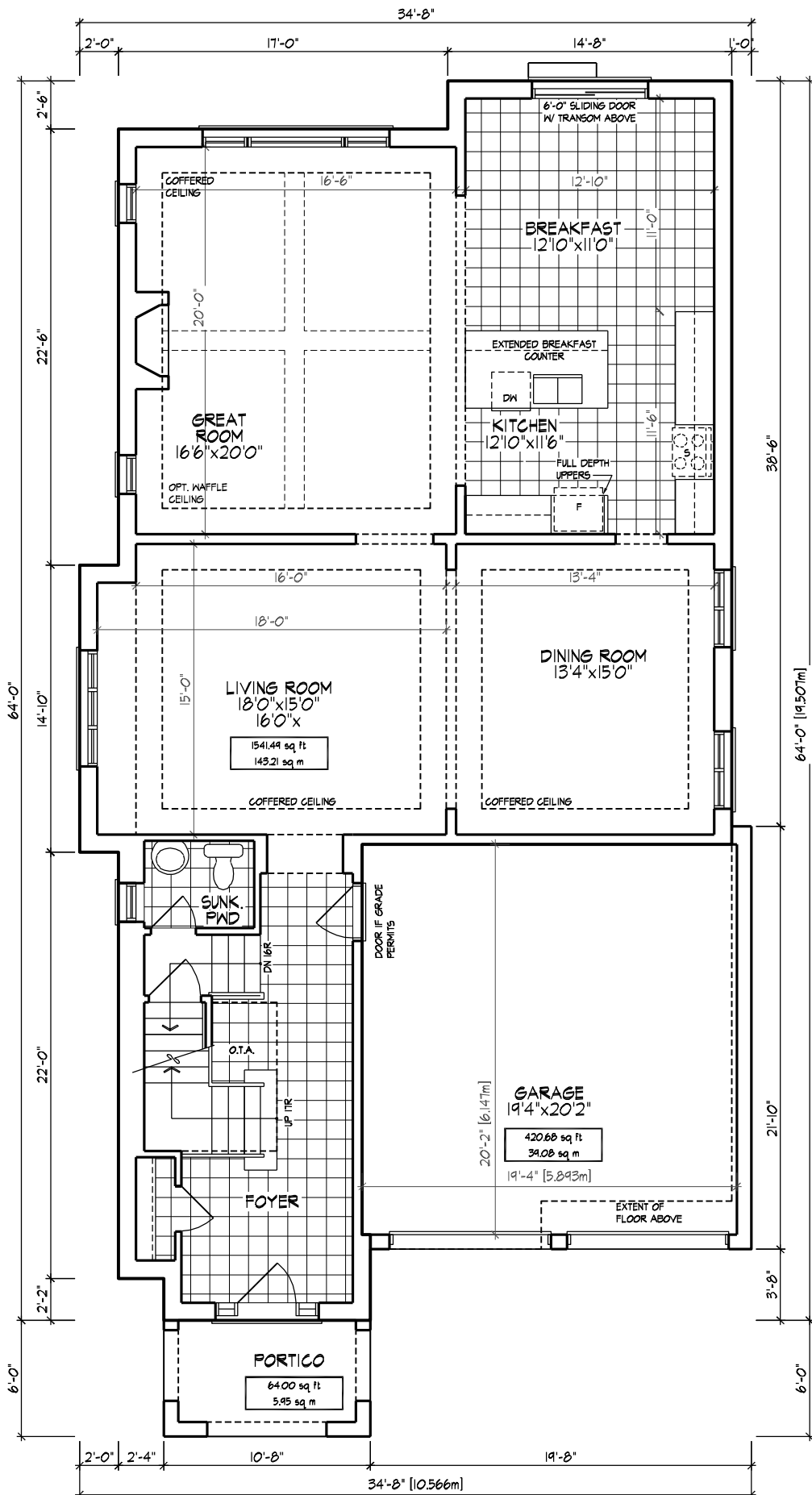
Rosehaven Homes - 223029

304/318 Spruce Street
Oakville, Ontario
February 12, 2024
DL: Davide Cirocco
PM: Dominic Mobilio

Energy Efficiency Package:			A1		
Lots:			Blocks:		
Ceiling Hgt:		Bsmt.	Grnd.	Sec.	Third
41' Singles		9'0"	10'0"	9'0"	n/a
50' Singles		9'0"	10'0"	9'0"	n/a

DESIGN NET AREA CALCULATION

41' Singles	Elev. 'A'	Elev. 'B'		
Unit 4105 – Cor	3407 s.f.		(+Opt. Fin. Bsmt. 1225 s.f.)	(O.t.b. 13 s.f.)
Unit 4106	3603 s.f.	3597 s.f.	(+Opt. Fin. Bsmt. 949 s.f.)	(O.t.b. 23 s.f.)
50' Singles	Elev. 'A'			
Unit 5003	3448 s.f.		(+Opt. Fin. Bsmt. 642 s.f.)	(O.t.b. 4 s.f.)
Unit 5004	3786 s.f.		(+Opt. Fin. Bsmt. 456 s.f.)	(O.t.b. 0 s.f.)



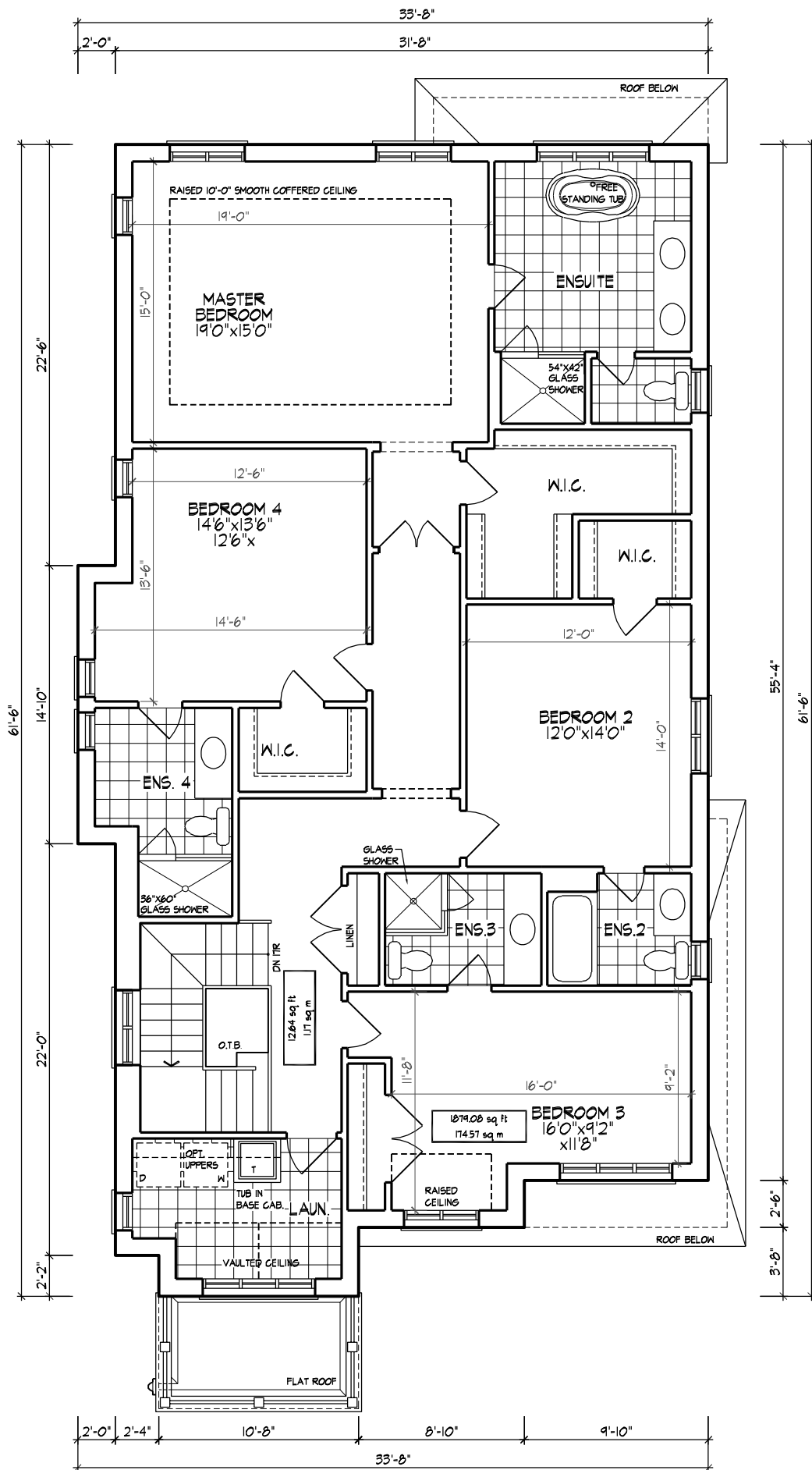
GROUND FLOOR PLAN, EL. 'B'

1541 sq ft
 COVERAGE W/O PORCH
 1962 sq ft
 COVERAGE W/ PORCH
 2026 sq ft

HUNT
 DESIGN ASSOCIATES INC.
 www.hunt-design.ca

ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JAN. 2024

AREA - 3407 S.F. (+OPT. FIN. BASEMENT 1225 S.F.)
 UNIT - 4105 - Corner
 223029DS_4105-COR
 All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



SECOND FLOOR PLAN ELEV. 'B'

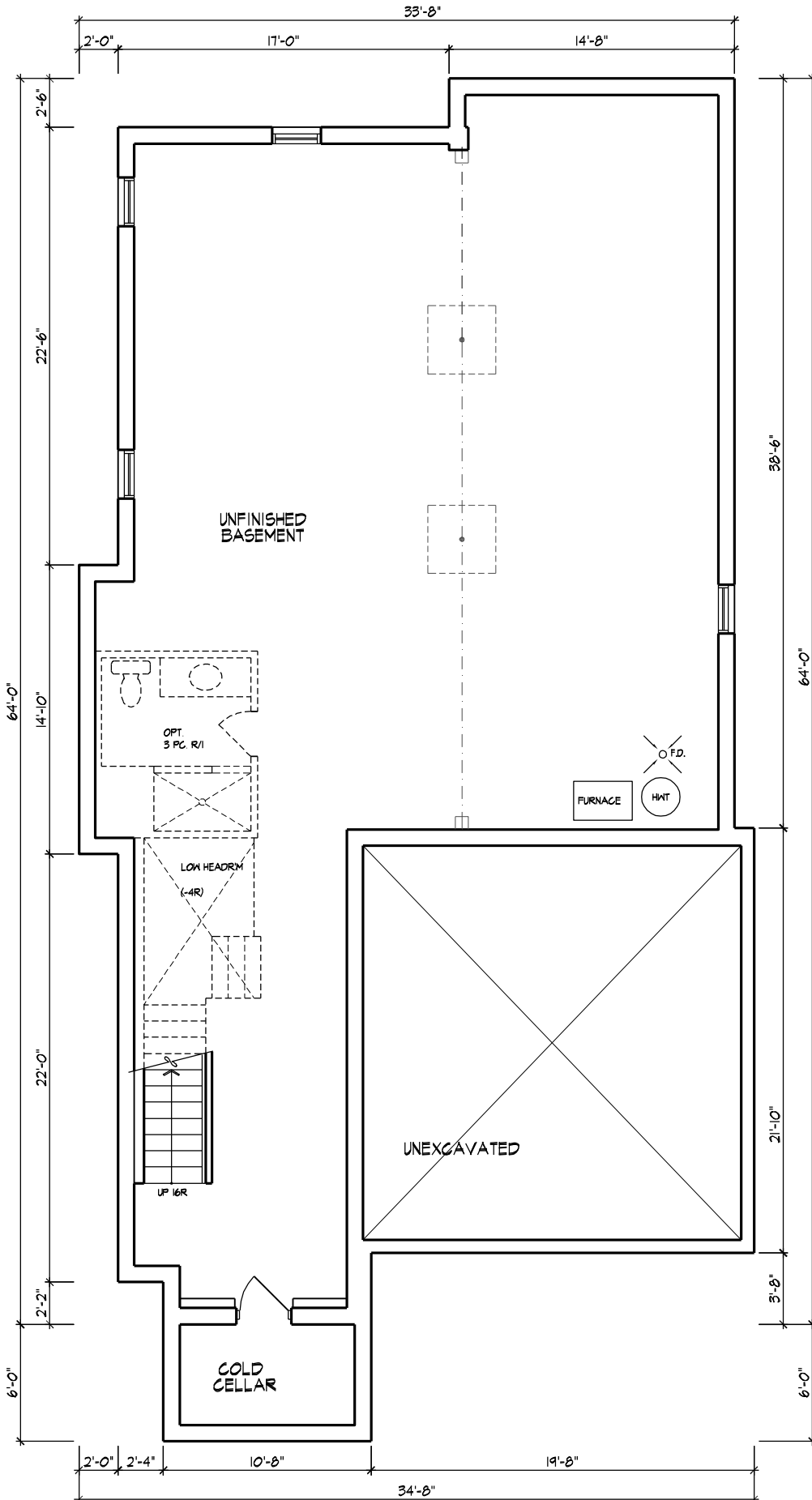
1866 sq ft	
GROSS FLOOR AREA	1879 sq ft
DEDUCT OPEN AREAS	13 sq ft
NET AREA	1866 sq ft

HUNT
 DESIGN ASSOCIATES INC.
 www.huntdesign.ca

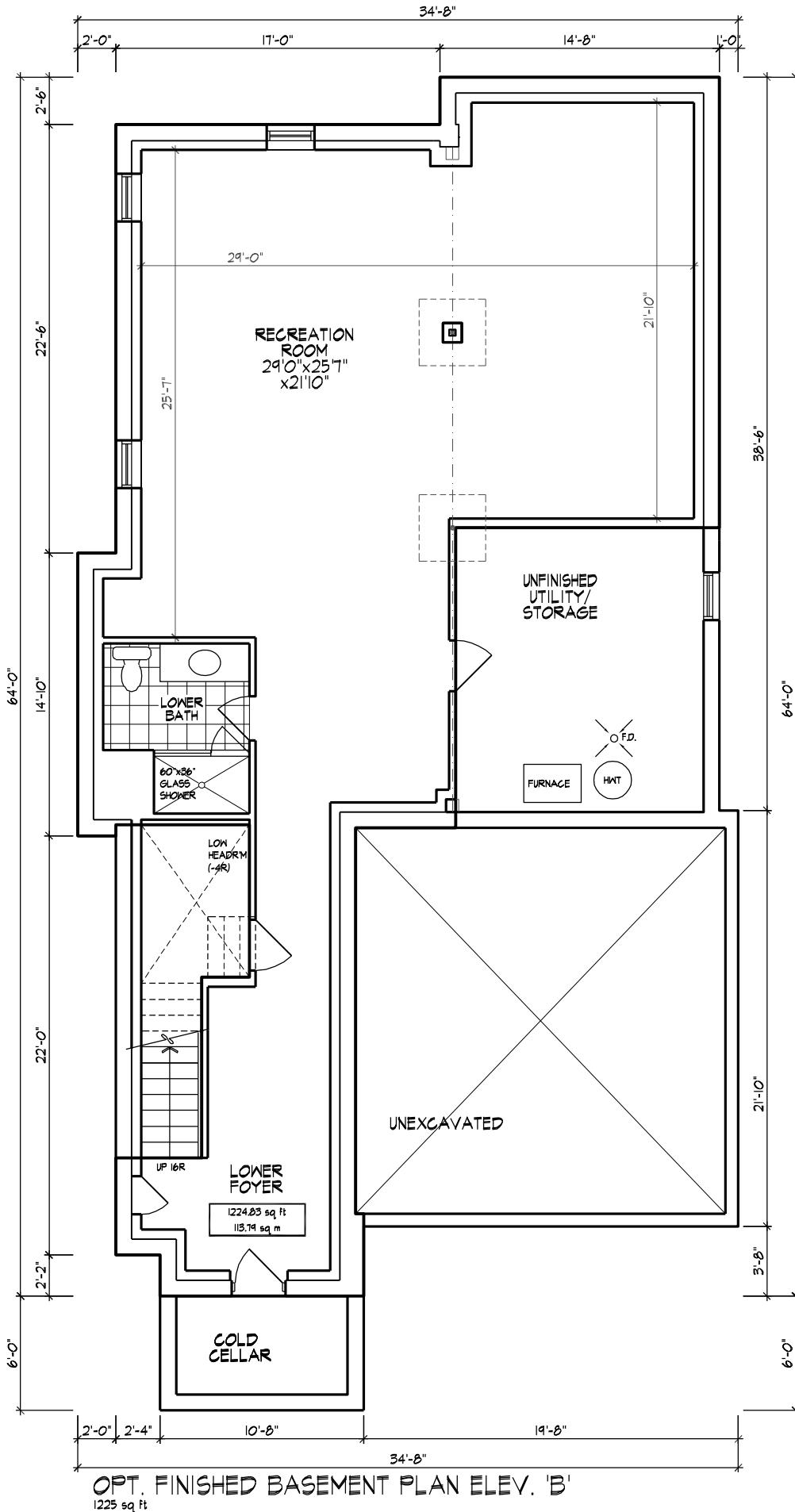
ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JAN. 2024

UNIT - 4105 - Corner
 AREA - 3407 S.F. (+OPT. FIN. BASEMENT 1225 S.F.)
 ■ SN ■ 223029DS_4105-COR

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



BASEMENT PLAN ELEV. 'B'
0 5.F.



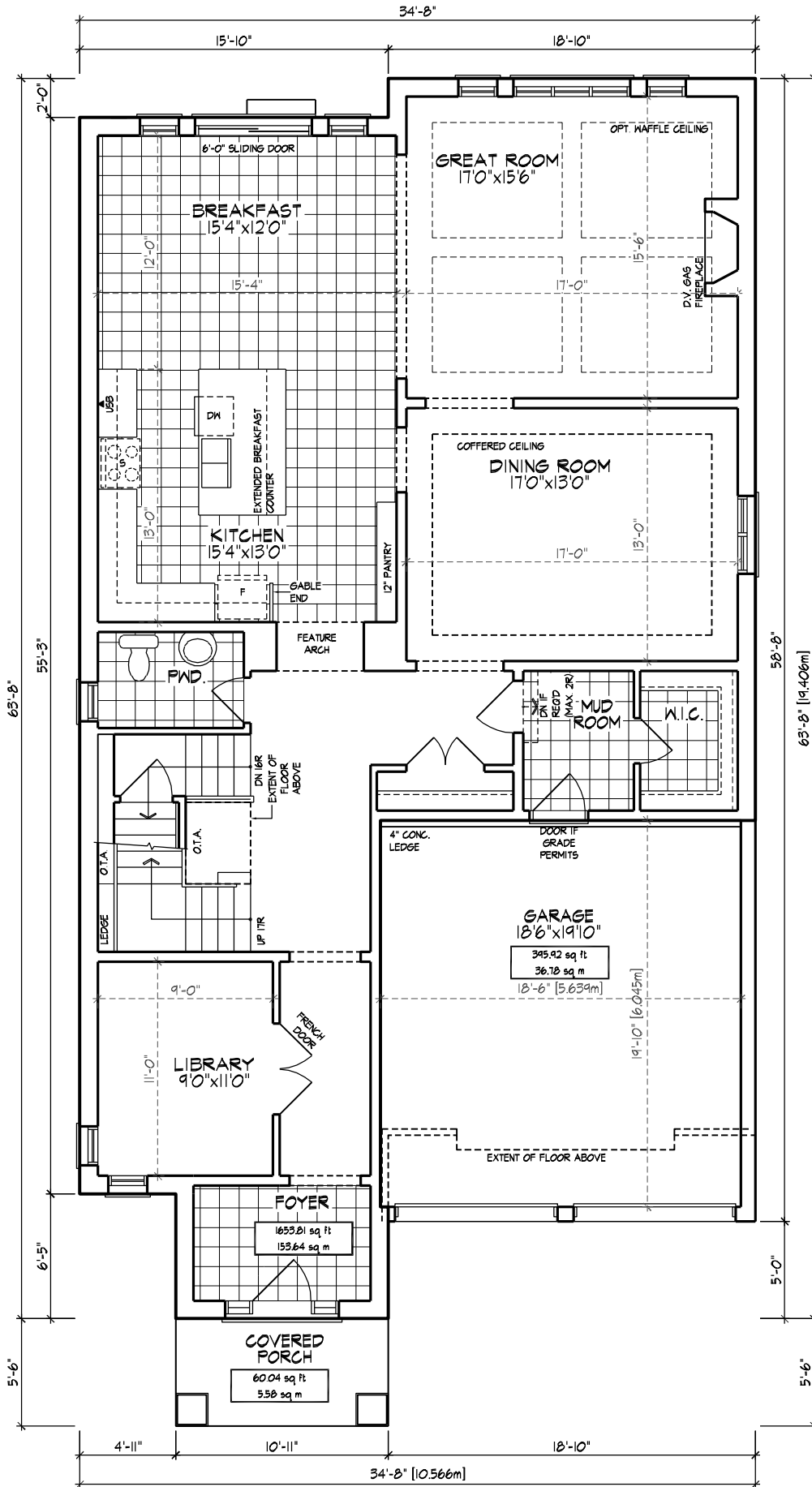
OPT. FINISHED BASEMENT PLAN ELEV. 'B'
1225 sq ft

HUNT
DESIGN ASSOCIATES, INC.
www.hunt-design.ca

ROSEHAVEN HOMES - 223029
304 & 318 SPRUCE STREET, OAKVILLE, ON
8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JAN. 2024

UNIT - 4105 - Corner
AREA - 3407 S.F. (+OPT. FIN. BASEMENT 1225 S.F.)
SM ■ 223029DS_4105-COR

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



GROUND FLOOR PLAN, EL. 'A'

1654 sq ft
 COVERAGE W/O PORCH 2050 sq ft
 COVERAGE W/ PORCH 2110 sq ft

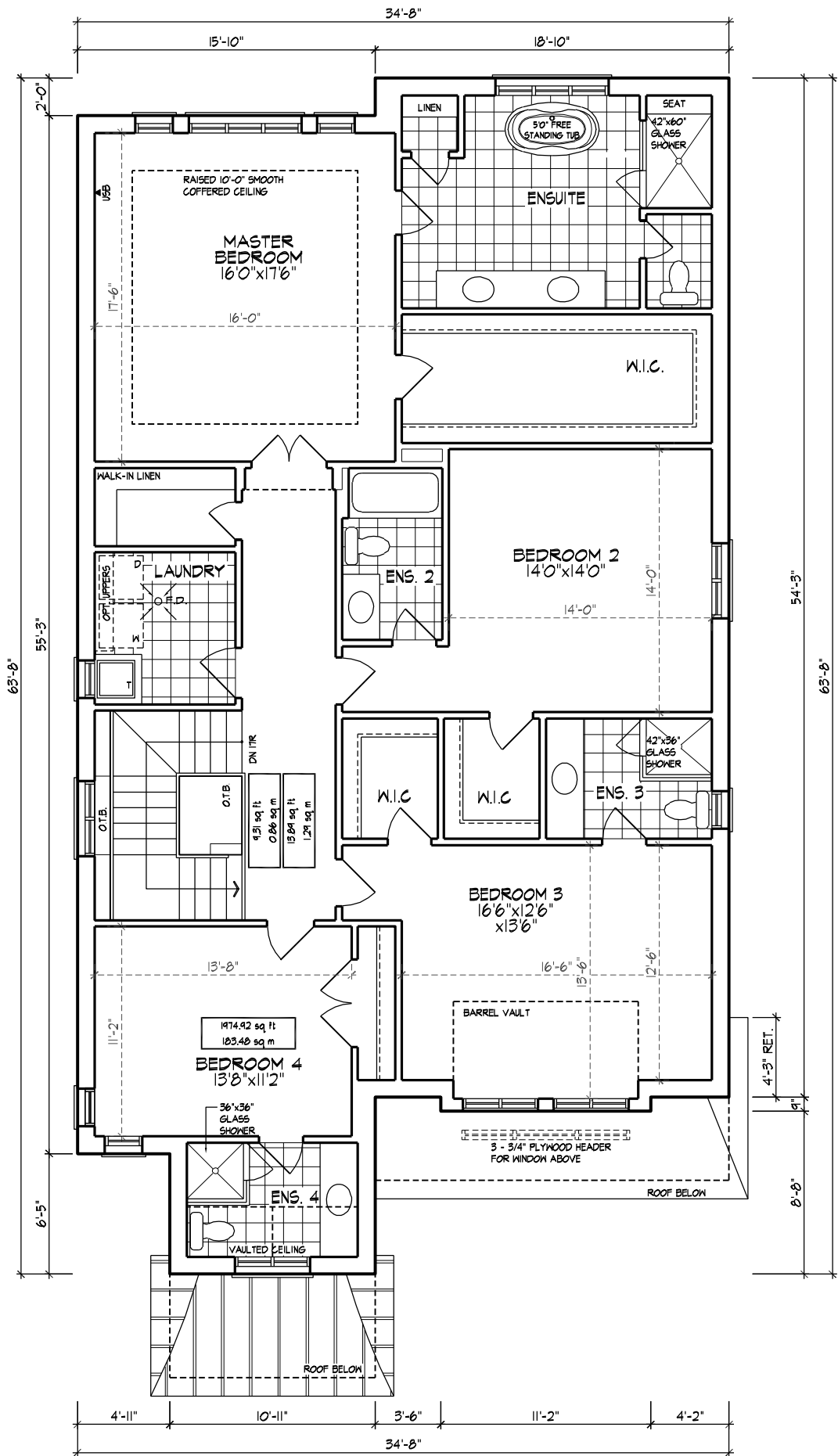


ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 DESIGN ASSOCIATES INC.
 8966 Woodbine Ave., Markham, ON L3R 0J7
 T 905.737.5133 F 905.737.7326
 www.huntdesign.ca

AREA - EL. 'A' 3606 S.F. // EL. 'B' 3597 S.F. (+OPT. FIN. BASEMENT 949 S.F.)
 FEB 2024
 SN

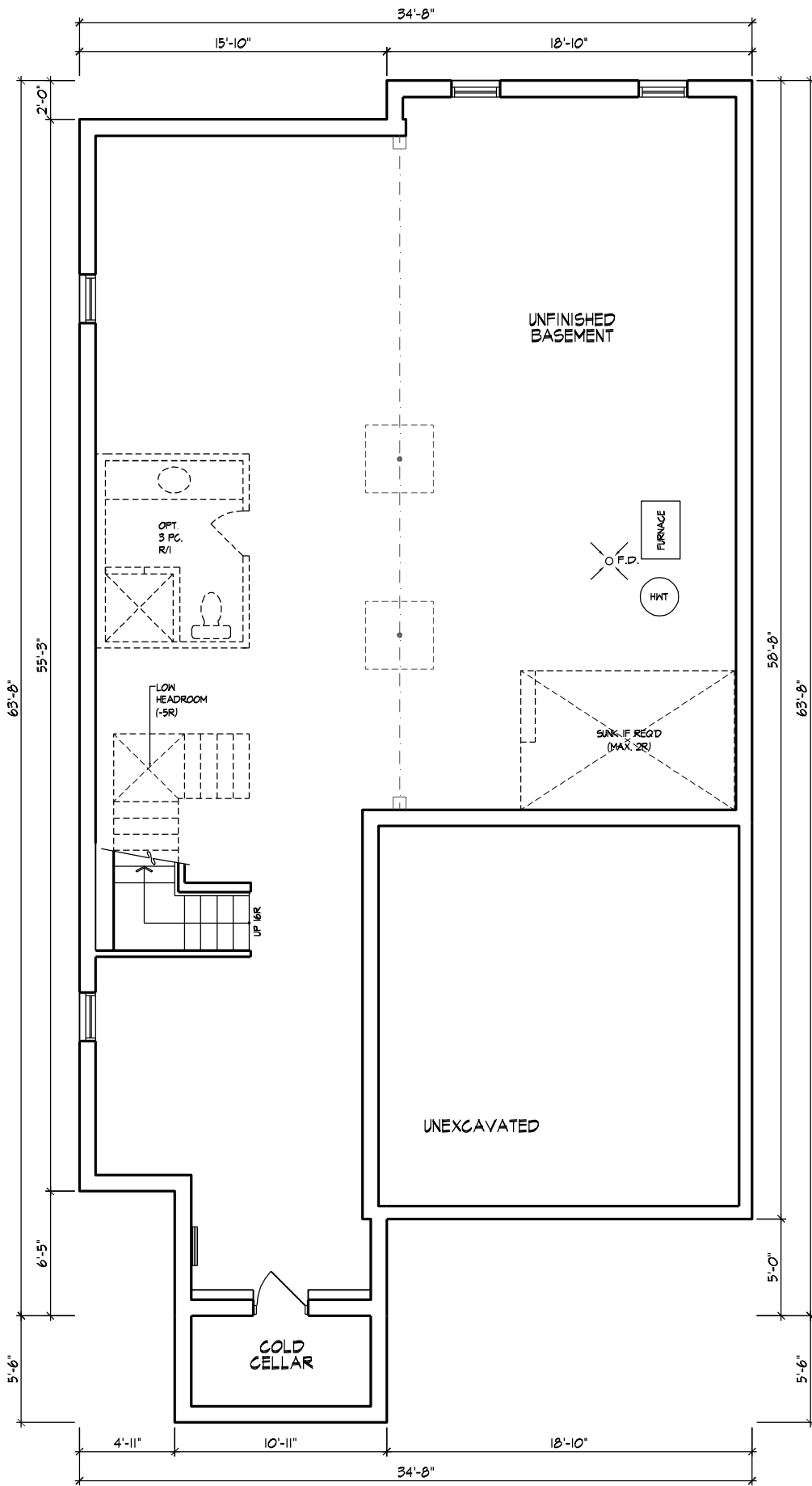
UNIT - 4106

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



SECOND FLOOR PLAN, EL. 'A'

1952 sq ft	
GROSS FLOOR AREA	1975 sq ft
DEDUCT OPEN AREAS	23 sq ft
NET AREA	1952 sq ft

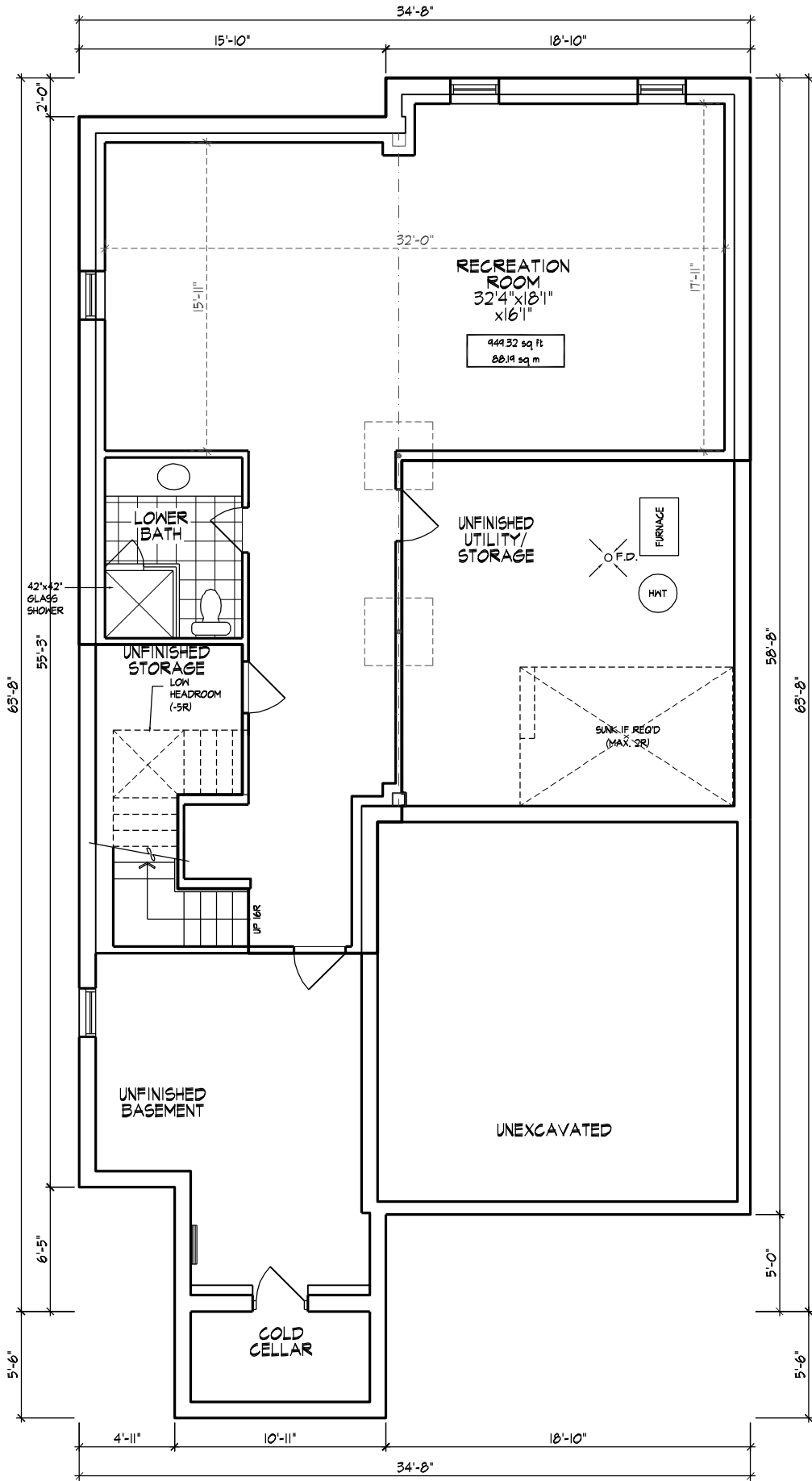


BASEMENT PLAN, EL. 'A' (EL. 'B' SIMILAR)
0 S.F.

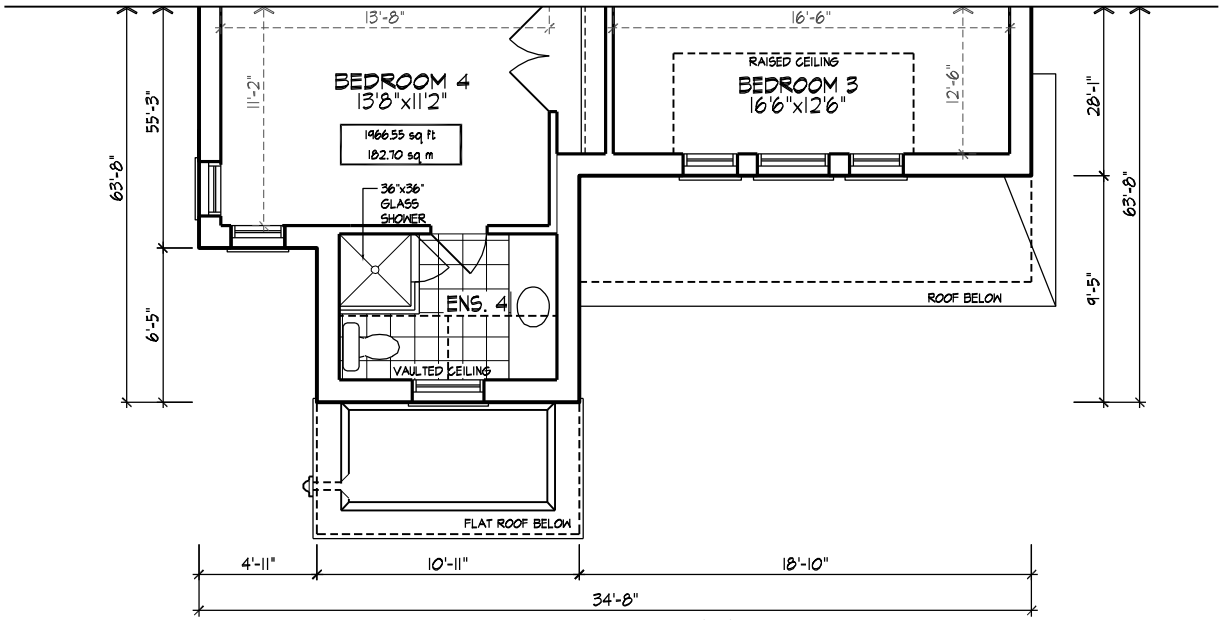
HUNT
 DESIGN ASSOCIATES INC.
 www.huntdesign.ca

ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 | T 905.737.5133 | F 905.737.7326 | FEB 2024

AREA - EL. 'A' 3606 S.F. // EL. 'B' 3597 S.F. (+OPT. FINL. BASEMENT 949 S.F.)
 UNIT - 4106
 All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.

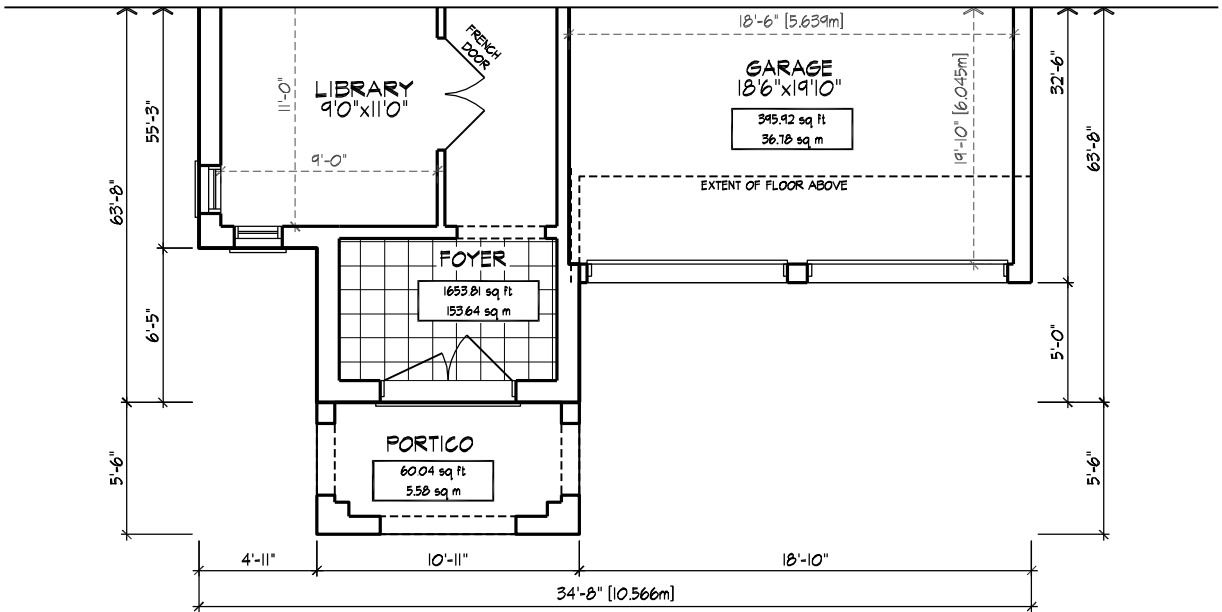


OPT. FINISHED BASEMENT PLAN, EL. 'A' (EL. 'B' SIMILAR)
444 sq ft



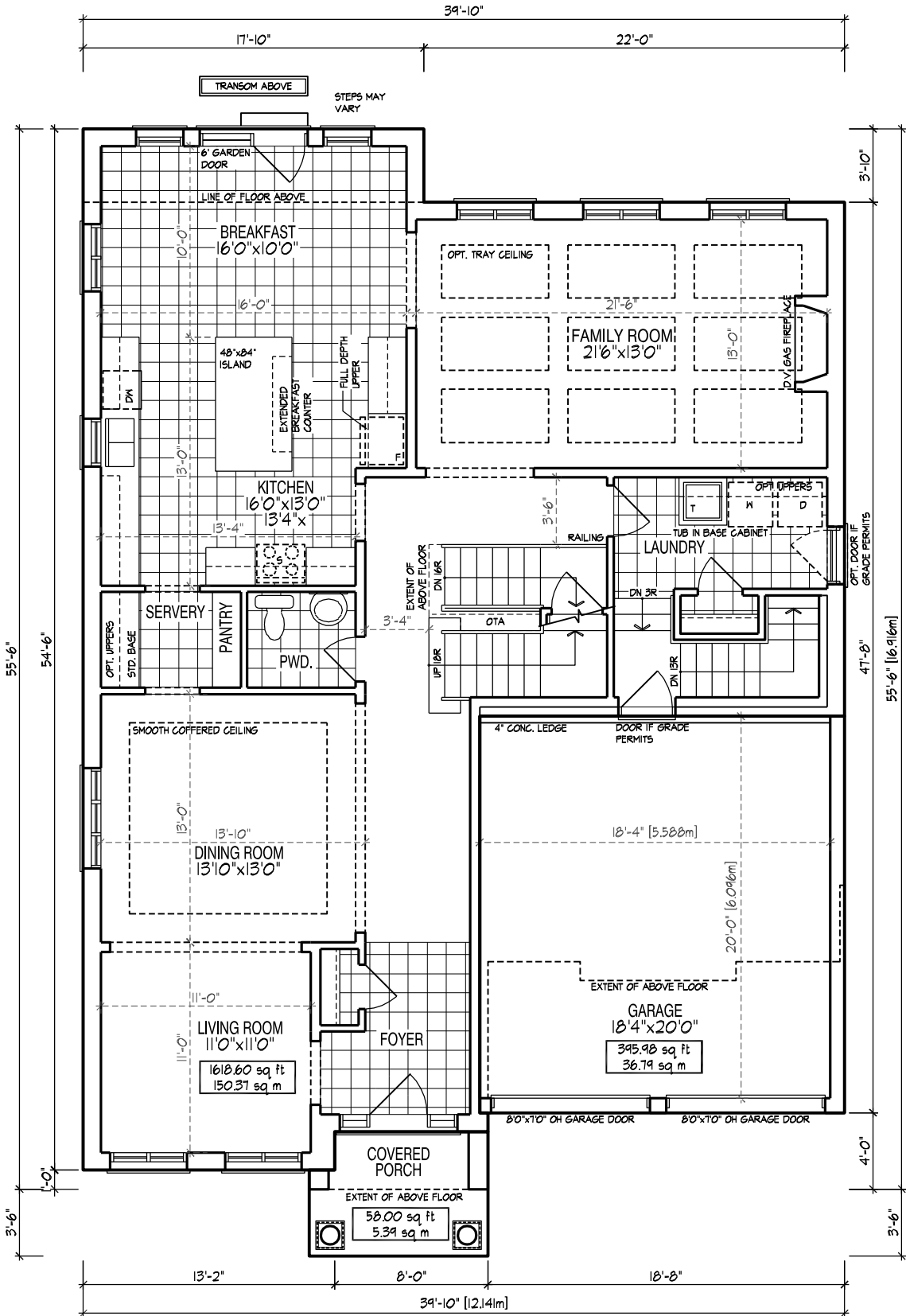
PART. SECOND FLOOR PLAN, EL. 'B'

1943 sq ft	
GROSS FLOOR AREA	1967 sq ft
DEDUCT OPEN AREAS	23 sq ft
NET AREA	1943 sq ft



PART. GROUND FLOOR PLAN, EL. 'B'

1654 sq ft	
COVERAGE W/O PORCH	2050 sq ft
COVERAGE W/ PORCH	2110 sq ft



GROUND FLOOR PLAN ELEV. 'A'

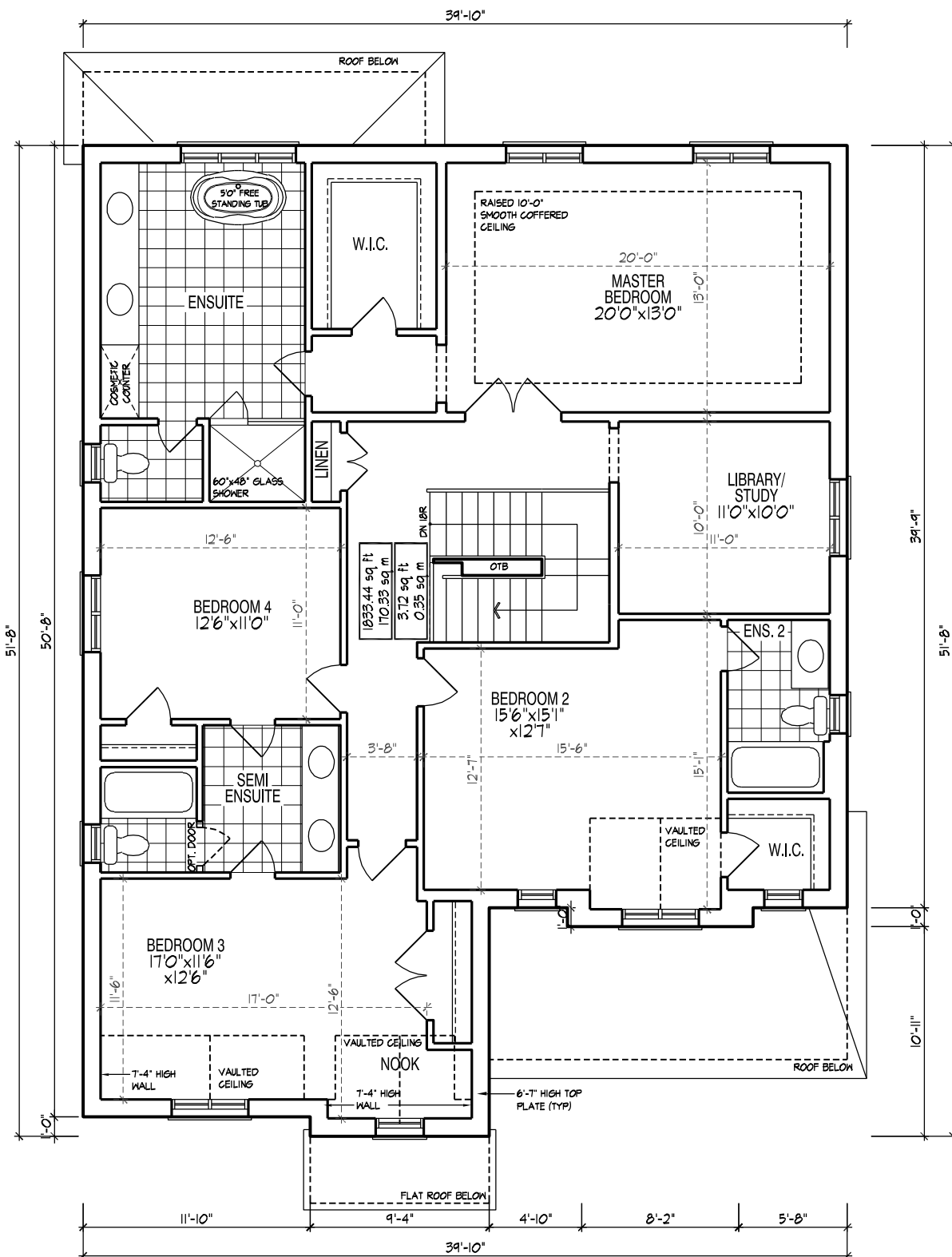
1619 sq ft
 COVERAGE W/O PORCH 2015 sq ft
 COVERAGE W/ PORCH 2073 sq ft

HUNT
 DESIGN ASSOCIATES INC.
 www.huntdesign.ca

ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326

FEB 2024
 AREA - 3449 S.F. (+OPT. FIN. BASEMENT 642 S.F.)
 UNIT - 5003

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



SECOND FLOOR PLAN ELEV. 'A'

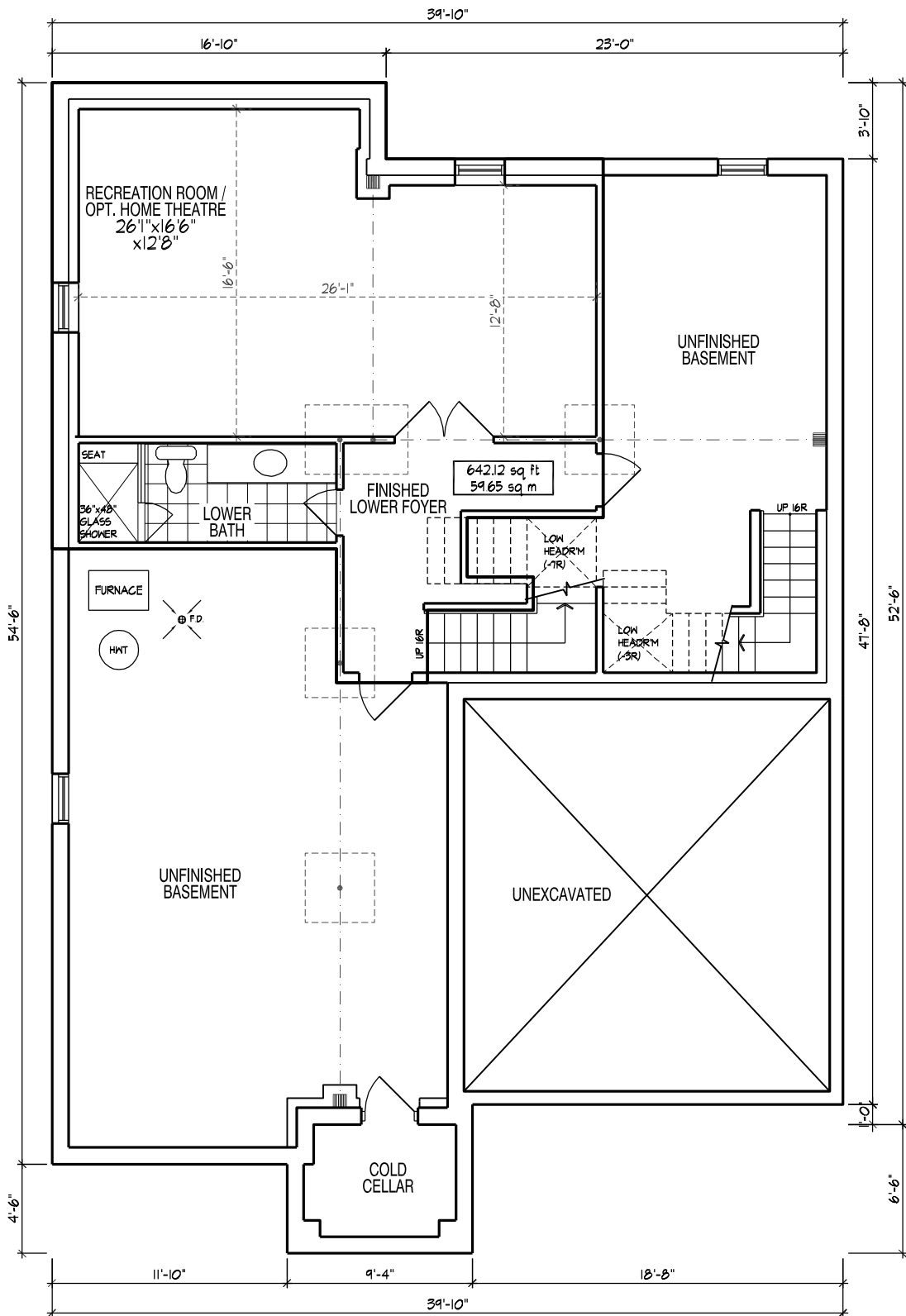
1830 sq ft	
GROSS FLOOR AREA	1833 sq ft
DEDUCT OPEN AREAS	4 sq ft
NET AREA	1830 sq ft



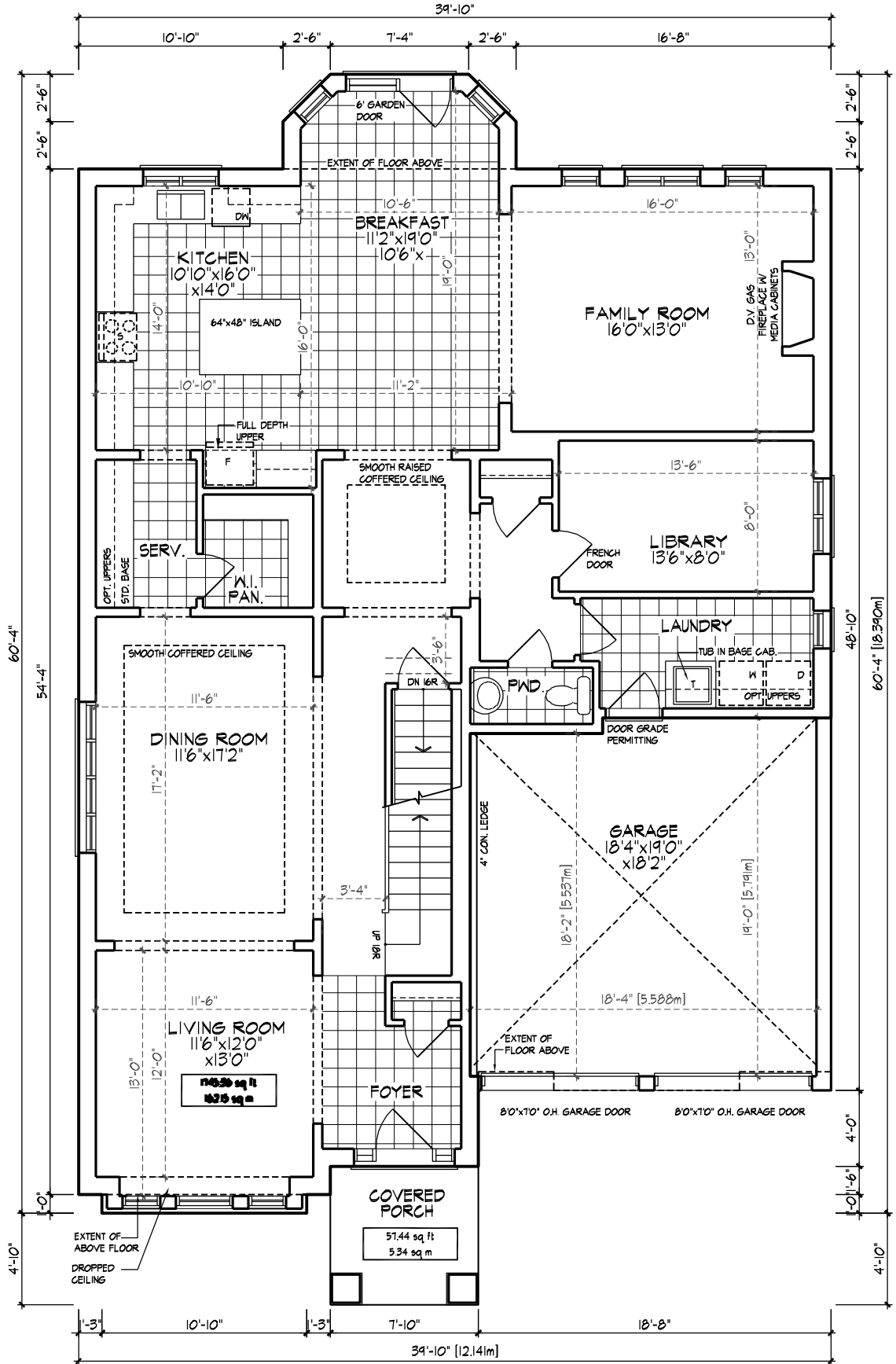
ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326

DESIGN ASSOCIATES INC.
 www.huntdesign.ca
 FEB 2024
 AREA - 3449 S.F. (+OPT. FIN. BASEMENT 642 S.F.)
 UNIT - 5003

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



OPT. FINISHED BASEMENT PLAN ELEV. 'A'
642 sq ft



GROUND FLOOR PLAN, EL. 'A'

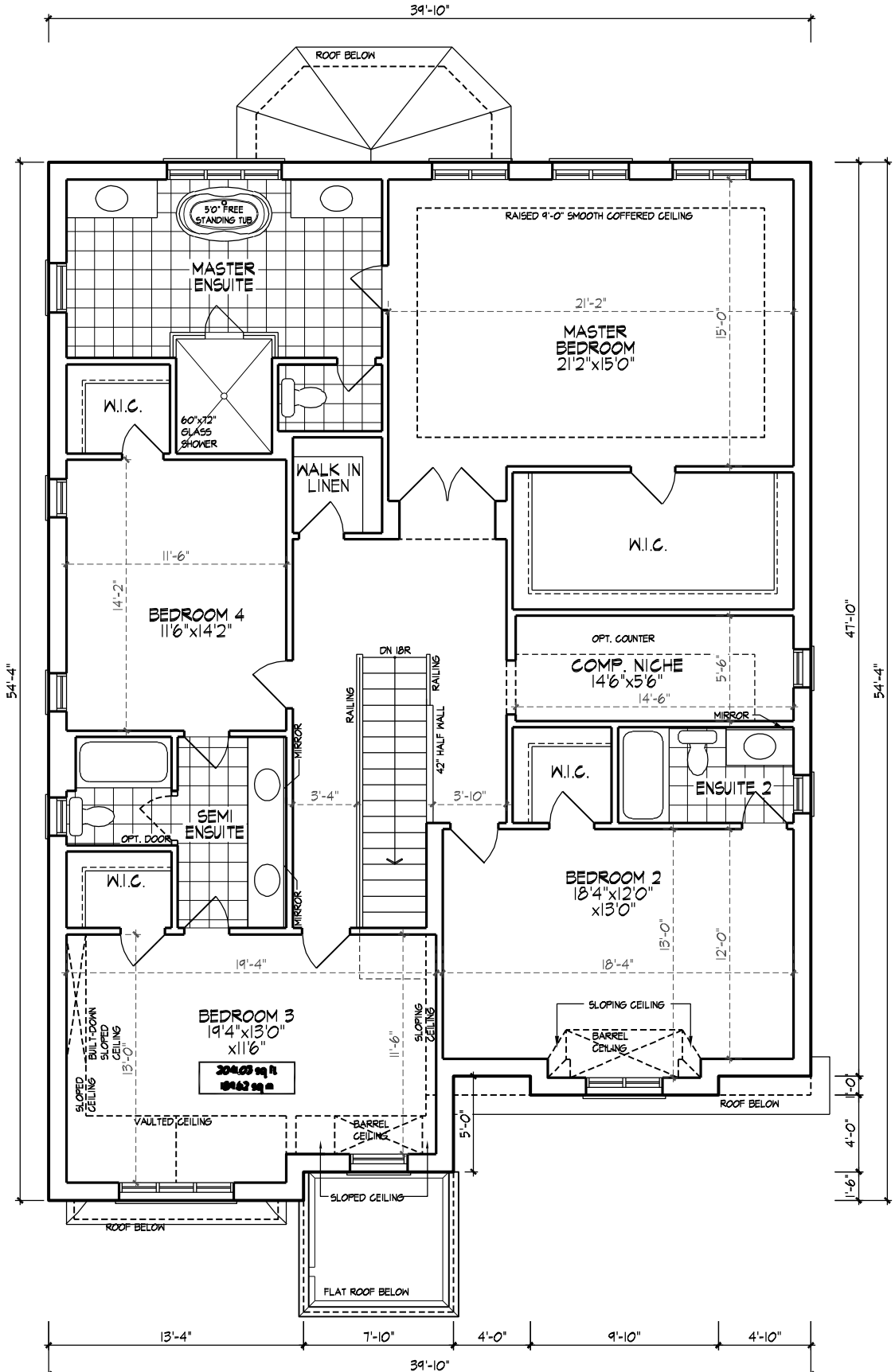
1745 sq ft
 COVERAGE W/O PORCH 216 sq ft
 COVERAGE W/ PORCH 2174 sq ft



ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326

AREA - EL. 'A' 3786 S.F. (+OPT. FIN. BASEMENT 456 S.F.)
 JAN. 2024 ■ SW ■ 223029DS_5004
 All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.

UNIT - 5004



SECOND FLOOR PLAN, EL. 'A'

2041 sq ft	
GROSS FLOOR AREA	2041 sq ft
DEDUCT OPEN AREAS	0 sq ft
NET AREA	2041 sq ft

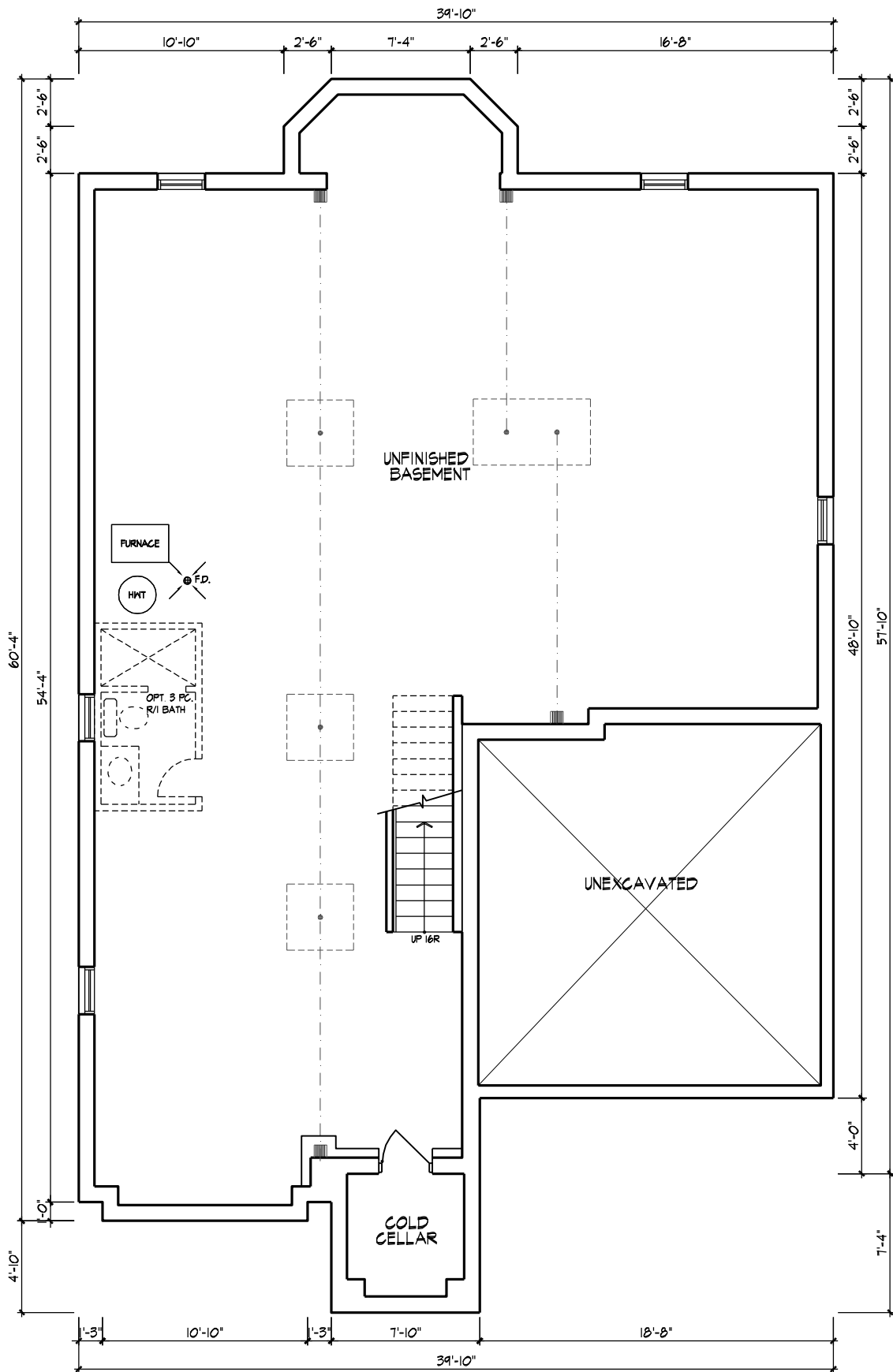
HUNT
 DESIGN ASSOCIATES INC.
 www.hunt-design.ca

ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326

AREA - EL. 'A' 3786 S.F. (+OPT. FIN. BASEMENT 456 S.F.)
 JAN. 2024 ■ SW ■ 223029DS_5004

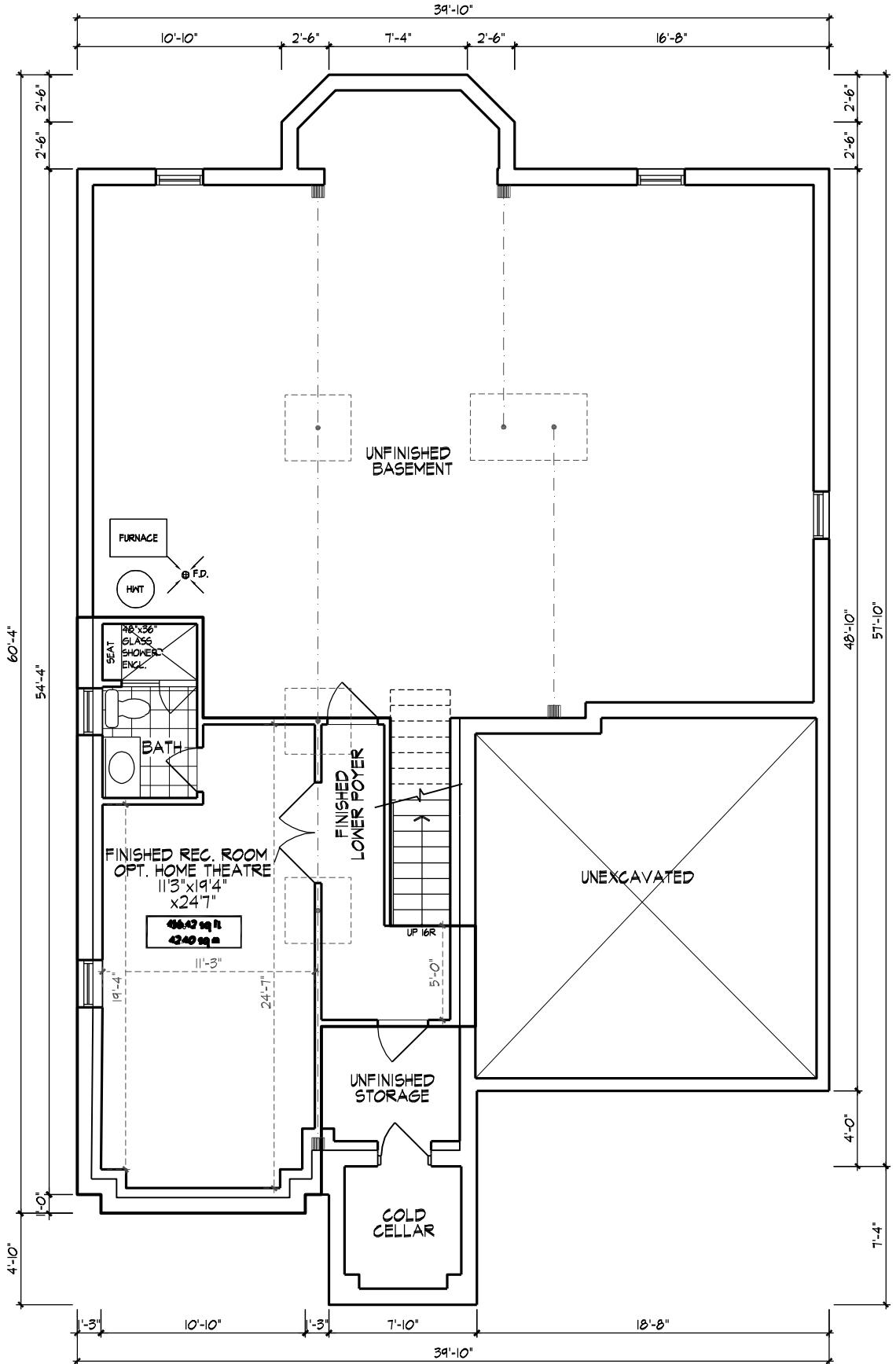
UNIT - 5004

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.



BASEMENT PLAN, EL. 'A'

0 sq ft



OPTIONAL FINISHED BASEMENT PLAN, EL. 'A'
456 sq ft

HUNT
 DESIGN ASSOCIATES INC.
 www.hunt-design.ca

ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 8966 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326

UNIT - 5004
 AREA - EL. 'A' 3786 S.F. (+OPT. FIN. BASEMENT 456 S.F.)
 JAN. 2024 ■ SW ■ 223029DS_5004

All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.