



**By: DonMar Development**

**North Haven, CT**



[www.calcagni.com](http://www.calcagni.com)

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## **DonMar Development Corp.**

DonMar Development Corporation, incorporated in 1987, has been a fixture in local development for two decades. With Mario Di Gioia, its President, and his sons Michael and Joe, DonMar has successfully developed and built many subdivisions, small and large throughout Connecticut. As a result of the many endeavors, DonMar has cultivated close working and professional relationships with every town in which it has conducted business. Located in North Haven, DonMar has continued to grow in size and reputation on a steady and consistent pace since its inception.

DonMar's success in residential development stems directly from Mario Di Gioia, who works tirelessly to ensure that quality is never sacrificed for quantity and that every customer is happy in their new home. Mario draws all of the homes which he builds, and uses his expertise in this area to cater to customer's specific needs and considerations. DonMar has been most successful in catering to those homebuyers who crave quality new construction at affordable prices, helping families realize their dreams of owning their own home, and also helping more established homebuyers realize their dream homes.

DonMar Development is a member of the Home Builders Association, the New Haven Chamber of Commerce, and is a Connecticut, New York, and Massachusetts licensed general contractor.



**Michael Di Gioia**

**Mario Di Gioia**

**Joe Di Gioia**

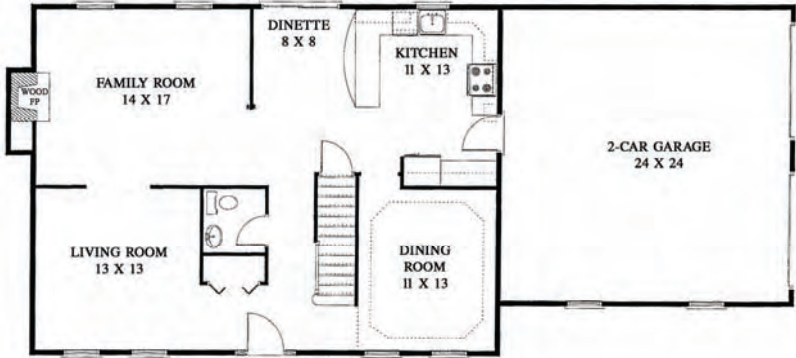


## The Sawmill

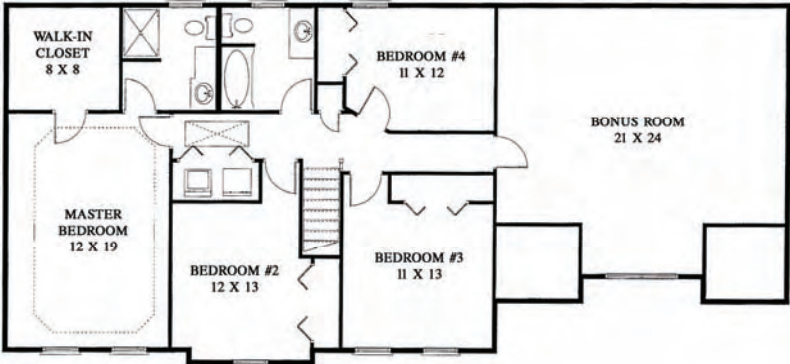
First Floor:  
1120 S.F.

Second Floor:  
1622 S.F.

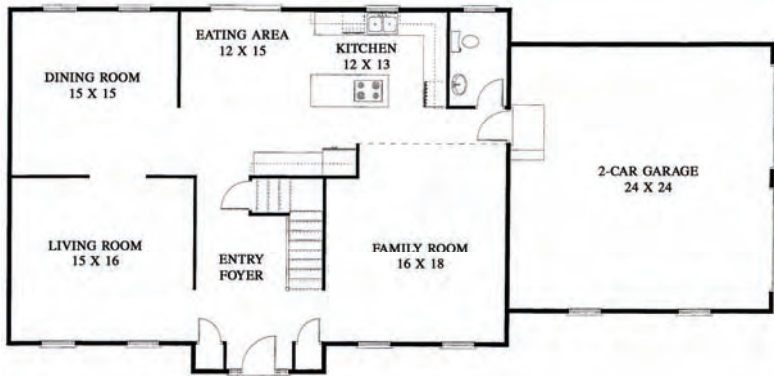
Total:  
2742 S.F.



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All dimensions are approximate and floor plans are subject to field variations. Artist rendering not exact to scale and detail.



## The Meadow Brook

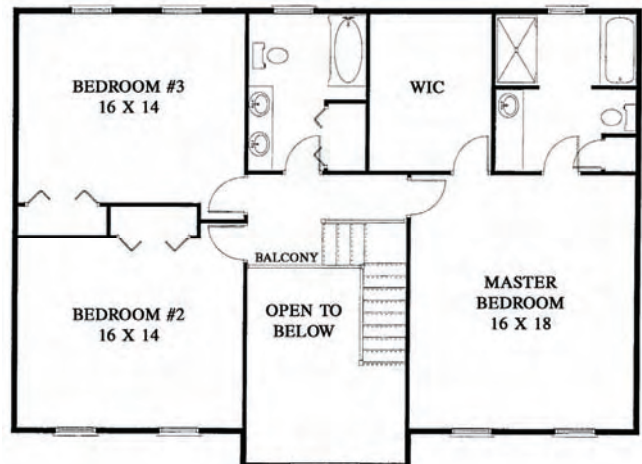
First Floor:  
1380 S.F.

Second Floor:  
1380 S.F.

Total:  
2760 S.F.



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## The Bishop

First Floor:

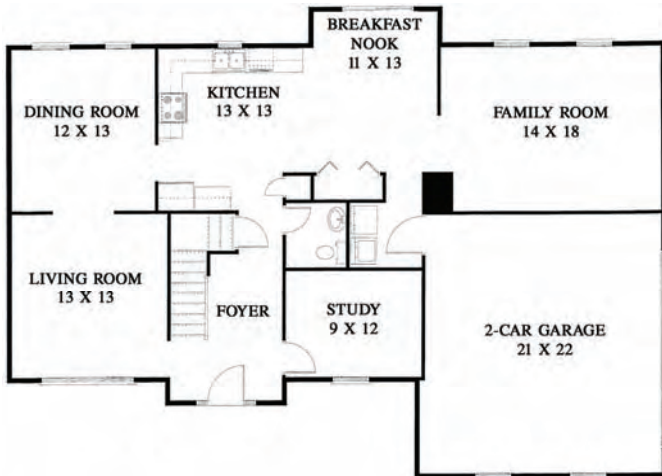
1300 S.F.

Second Floor:

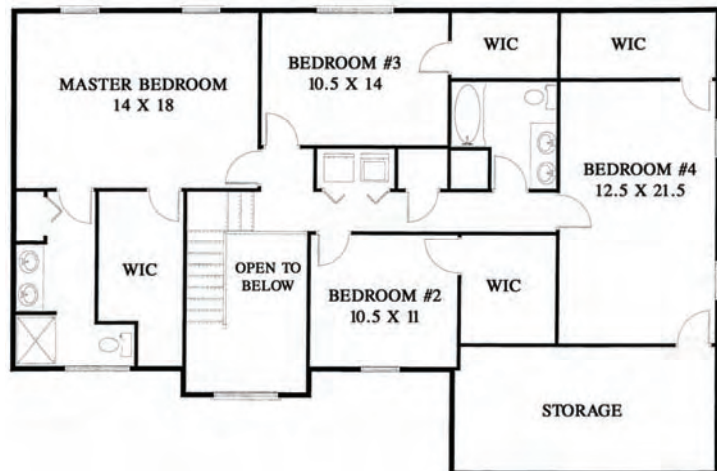
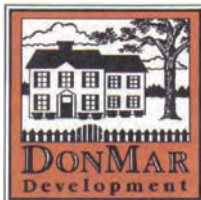
1540 S.F.

Total:

2840 S.F.

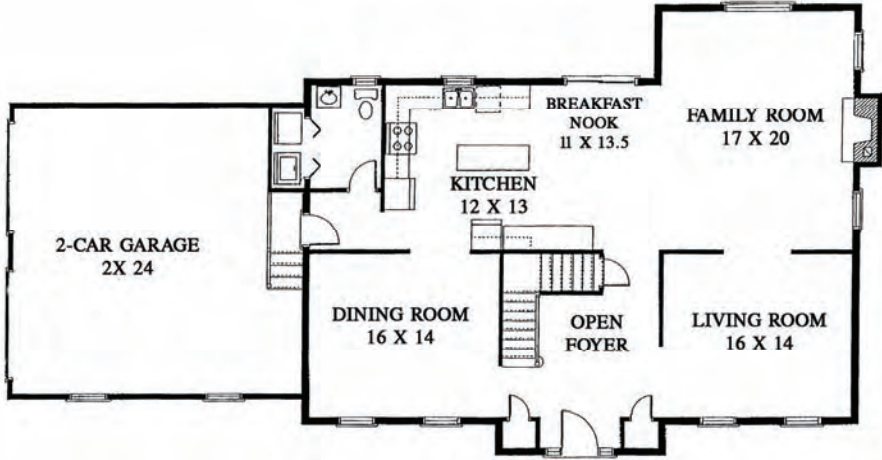


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## The Summerhill



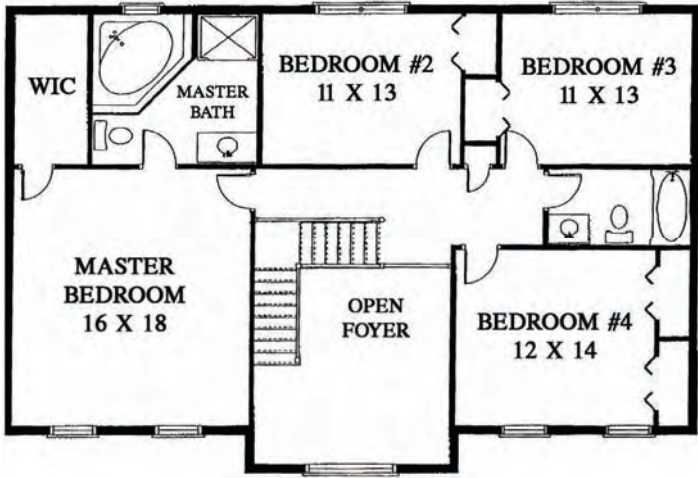
First Floor:  
1458 S.F.

Second Floor:  
1331 S.F.

Total:  
2789 S.F.



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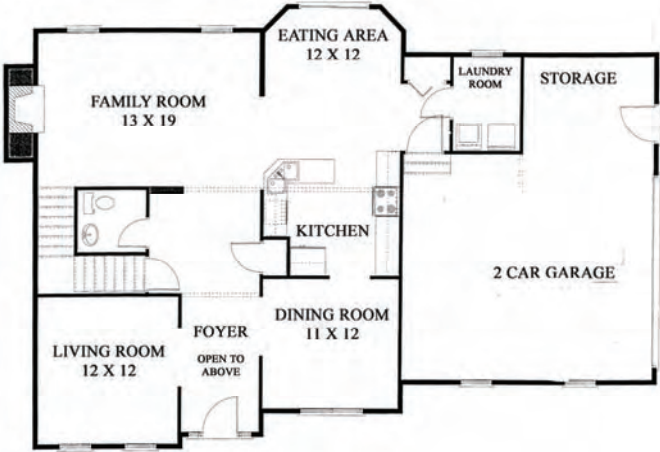


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## The Clover

First Floor:  
 1198 S.F.  
 Second Floor:  
 1732 S.F.  
 Total:  
 2930 S.F.



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## The Foxrun

First Floor:

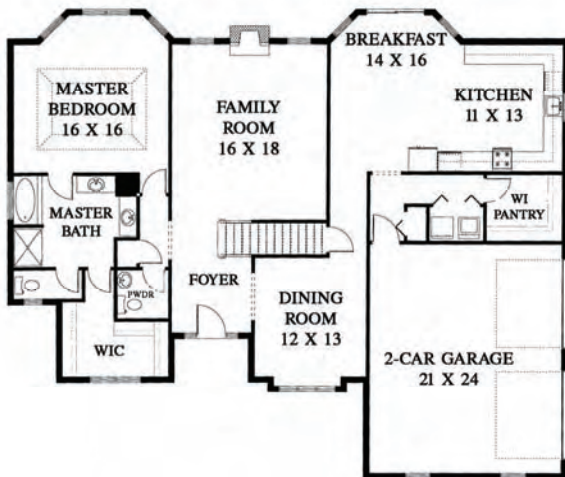
1758 S.F.

Second Floor:

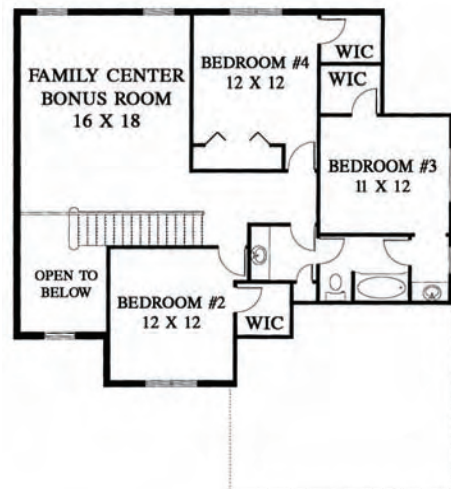
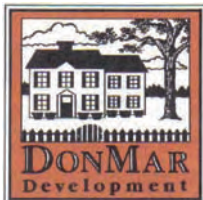
1224 S.F.

Total:

2982 S.F.



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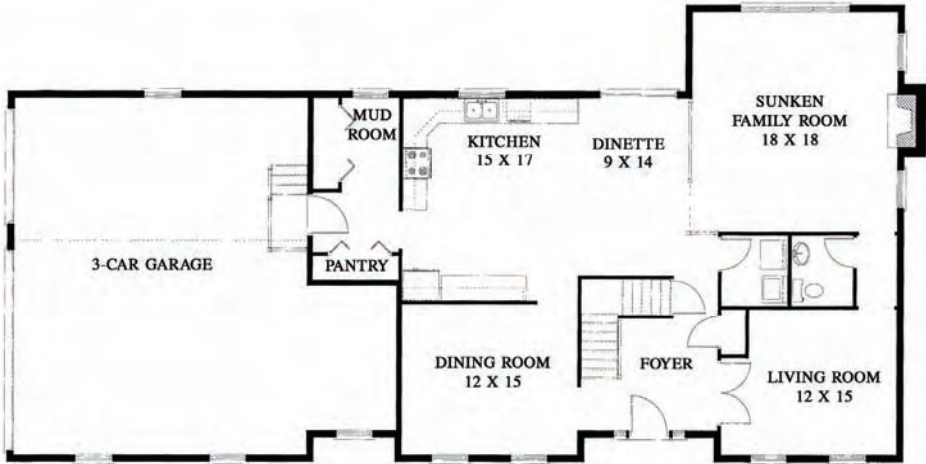




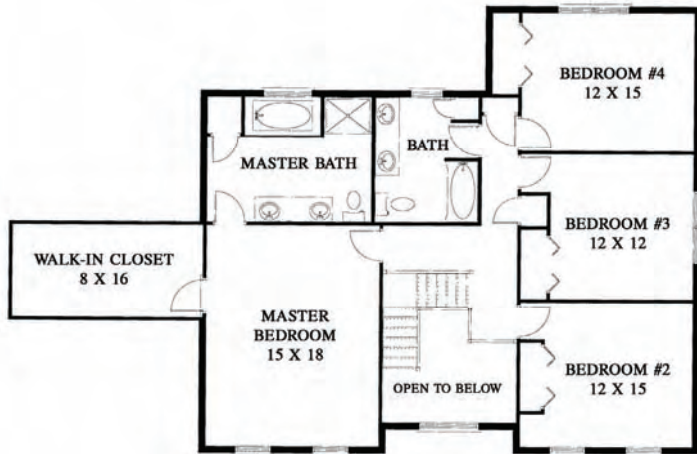
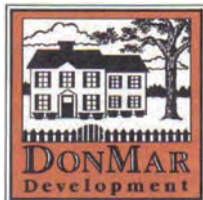
**KIPP FARM**  
ESTATES

**The Buckhill**

First Floor:  
1500 S.F.  
Second Floor:  
1510 S.F.  
Total:  
3010 S.F.



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## The Rosalie

First Floor:

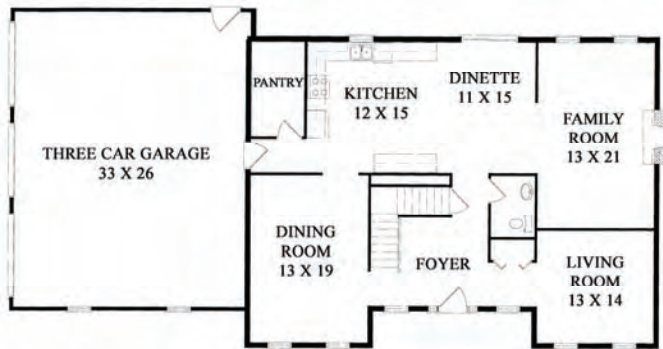
1500 S.F.

Second Floor:

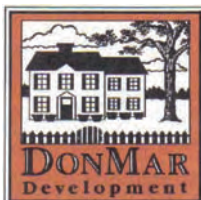
1950 S.F.

Total:

3450 S.F.



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## The Great Meadow

First Floor:

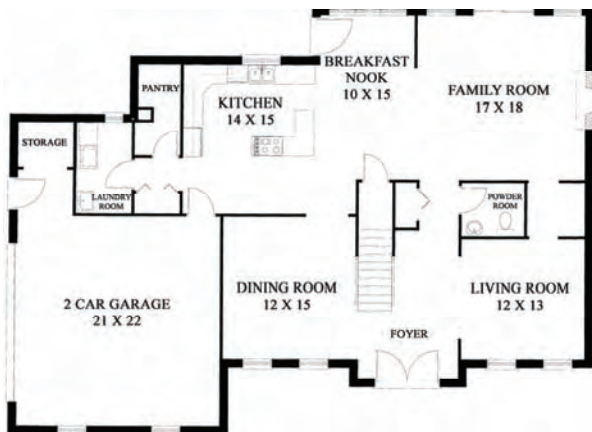
1655 S.F.

Second Floor:

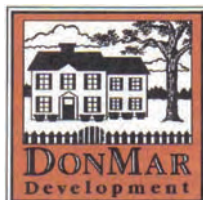
2045 S.F.

Total:

3700 S.F.



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## The Muddy Creek

First Floor:

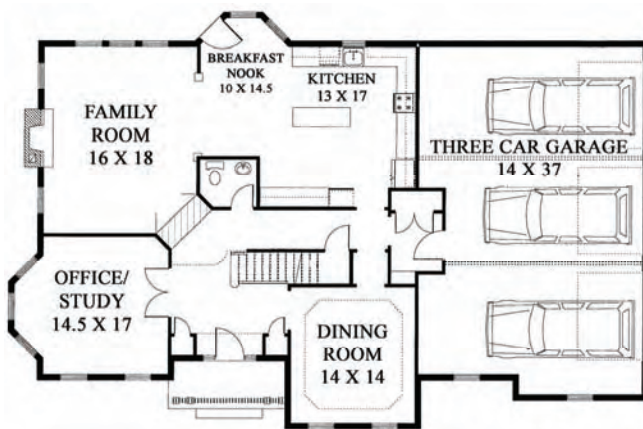
1525 S.F.

Second Floor:

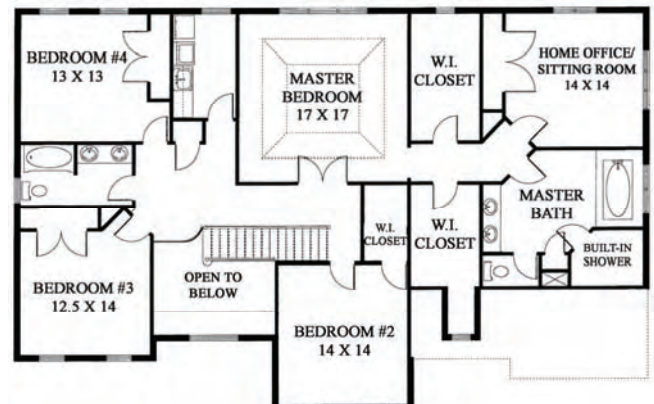
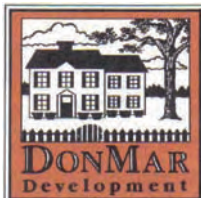
2175 S.F.

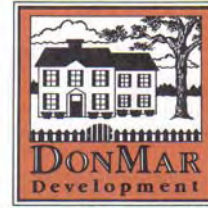
Total:

3700 S.F.



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*Custom Home Builders*

## **SPECIFICATIONS**

6/14/07

The Following Specifications for the construction of the single family Colonial Style home as per the building plan shall become part of the contract and control in all respects.

### **GENERAL REQUIREMENTS**

- \* Building Permit
- \* Plot plan and stake out for house by surveyor is included. A-2 As built survey included.

### **SITE WORK**

- \* Site work to be performed by DMD Corporation shall include foundation excavation, and back-fill of foundation. Minimal grading on an as needed basis.

### **UTILITIES**

- \* City Water
- \* City Sewer
- \* Underground Electric, Cable & Phone.

### **FOUNDATION**

- \* Footings to be a minimum of 10" X 20" with 2500 psi of poured concrete.
- \* Walls to be 8' X 10" with 2500 psi of poured concrete.
- \* 4" thick slab of concrete in the basement.

### **FRAMING MATERIALS**

- \* The framing lumber to be Douglas Fir #2 or Spruce or better.
- \* Floor framing to be of 2" X 10" @ 16" o.c.
- \* 3/4" T&G Sheeting glued and nailed.
- \* Exterior walls to be 2" X 6" 16" o.c. with 1/2" wall sheathing.
- \* Roof framing to be of 2" X 8" @ 16" o.c. with 1/2" Roof sheathing. (truss system were applicable)
- \* 9' Ceilings on first floor.

### **ROOFING**

- \* 30 year Architectural asphalt shingles. Buyer to choose color from builder's selection.
- \* Water & Ice membrane in valleys and roof edges.
- \* Continuous Ridge vent.
- \* Vented Soffits.

### **SIDING**

- \* 4" exposure choice of color vinyl siding. (Alcoa, Mill Creek series)
- \* Tyvek house wrap or equal.
- \* Shutters on front elevation. (Where applicable)

### **GUTTERS AND LEADERS**

- \* All seamless gutters and leaders where required.

### **EXTERIOR DOORS**

- \* Front door to be a 3'0" X 6'8" insulated steel with double side lites.
- \* The rear doors to be a 6'0" X 6'8" vinyl slider with grills in the air space.
- \* Steel insulated garage doors with openers.

*All specifications and plans are subject to change without notice*

**WINDOWS**

- \* All windows to be Silverline by Anderson low E vinyl tilt out with screens and grills between panes.

**EXTERIOR STAIRS**

- \* The front stairs to be pre-cast concrete stairs.

**INTERIOR STAIRS**

- \* Oak treads and rails with poplar risers, stringers and spindles.
- \* Pine basement stairs.

**PLUMBING**

- \* Bath tubs and showers to be white Kohler fiberglass. Sizes per plan.
- \* Bathroom fixtures to be Kohler or equal as per floor plan.
- \* Toilets to be two piece water savers.
- \* Powder room pedestal sink.
- \* Single bowl under mount SS sink.
- \* Two exterior faucets.
- \* Washer and dryer hookup.
- \* Pex supply tubing.
- \* PVC or ABS waste piping.

**ELECTRICAL**

- \* 200 Amp service panel.
- \* All switches and outlets to code.
- \* CAT 5 DSL Ready.
- \* Two exterior GFI outlets.
- \* Exhaust fan/light in all bathrooms.
- \* \$1,000 lighting fixture allowance.
- \* Smoke detectors per building code.
- \* 8 total communication outlets for telephone and/or cable TV.

**HEATING & COOLING**

- \* Gas fired Warm air furnace with 50 gallon Gas hot water heater.
- \* Insulated Ductwork.
- \* Two Zone standard system.
- \* Gas Fireplace with wood mantle and marble surround.
- \* Central Air.

**INSULATION**

- \* R-19 - exterior walls.
- \* R-30 - ceilings will have R-30.

**SHEET ROCK**

- \* Walls and ceilings will have 1/2" sheet rock with three coats of compounds.
- \* Garage to have 5/8" type x gypsum board for 1 hour fire rating.
- \* Smooth ceilings.

**INTERIOR TRIM**

- \* Doors to be six panel Masonite.
- \* Doors and window casing will be 3 1/2" colonial casing, baseboard 5 1/2" colonial casing – 1<sup>st</sup> floor only.
- \* Doors and window casing will be 2 1/2", baseboard 3 1/2" - 2<sup>nd</sup> floor.
- \* Clothes closet. Single white wire shelving.
- \* Pantry/Linen closet – 4 level white wire shelving.

**KITCHEN CABINETS**

- \* Custom made Oak or Maple with choice of granite counters from builder's selection.
- \* Bath Vanity tops to be Cultured Marble tops or Formica.
- \* Crown molding on kitchen wall cabinets.

**FLOORING**

- \* All baths and kitchen to have ceramic tile from builder's selection.
- \* Family room, upstairs hall and all bedrooms to have carpeting.
- \* Living room and Dining room to have oak floors.
- \* Foyer – oak or tile.

**PAINTING**

- \* All walls will have two coats of latex off-white Benjamin Moore paint or equal.
- \* Trim will have two coats of white Benjamin Moore semi-gloss finish or equal.

**APPLIANCES**

- \*Garbage disposal
- \*Water line for fridge
- \*Microwave circuit
- \*All gas hookups for appliances

**LANDSCAPING**

- \*All disturbed areas to be raked and seeded.

**DRIVEWAYS/ WALKWAYS**

- \* Paved driveway.
- \* Concrete walkway.

**PORCHES AND DECKS**

- \*10 x 12 P.T. Decks on walkout units.



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# KIPP FARM ESTATES



**Directions:**  
Route 5 to Clintonville Road  
(Route 22) to Mill Road \*\*  
(Across from Velvet Street)  
North Haven, CT

OR

**Directions:**  
Route 5 to Maple Avenue to  
Laydon Avenue to Mill Road  
North Haven, CT

