



By: DonMar Development

North Haven, CT



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

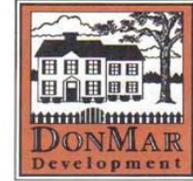
Joe Di Gioia

The Bishop model at Kipp Farm

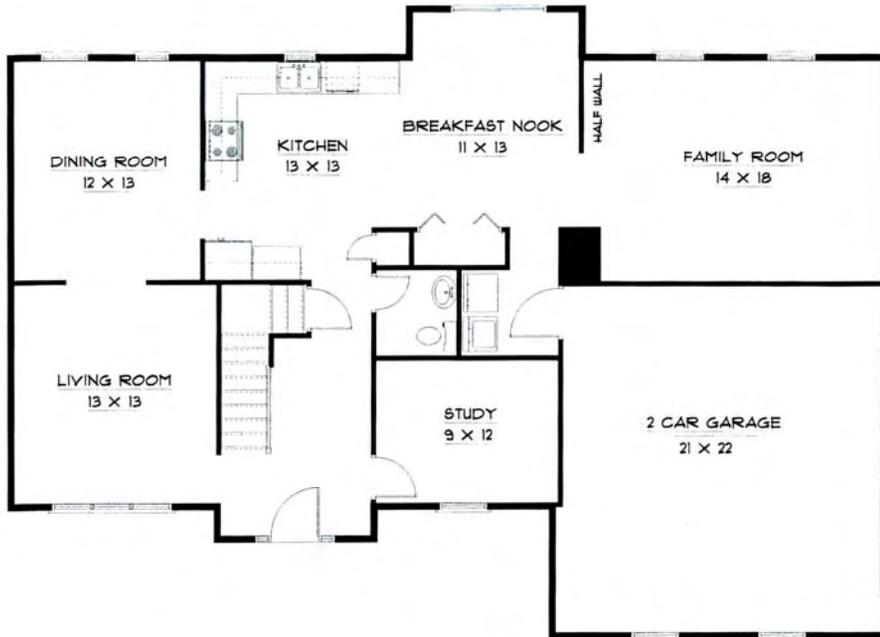
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The Bishop model at Kipp Farm



First Floor	1300	Sq. Ft.
Second Floor	1540	Sq. Ft.
Total	2840	Sq. Ft.

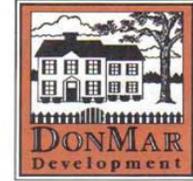


All dimensions are approximate and floor plans are subject to field variations. Artist rendering not exact to scale and detail

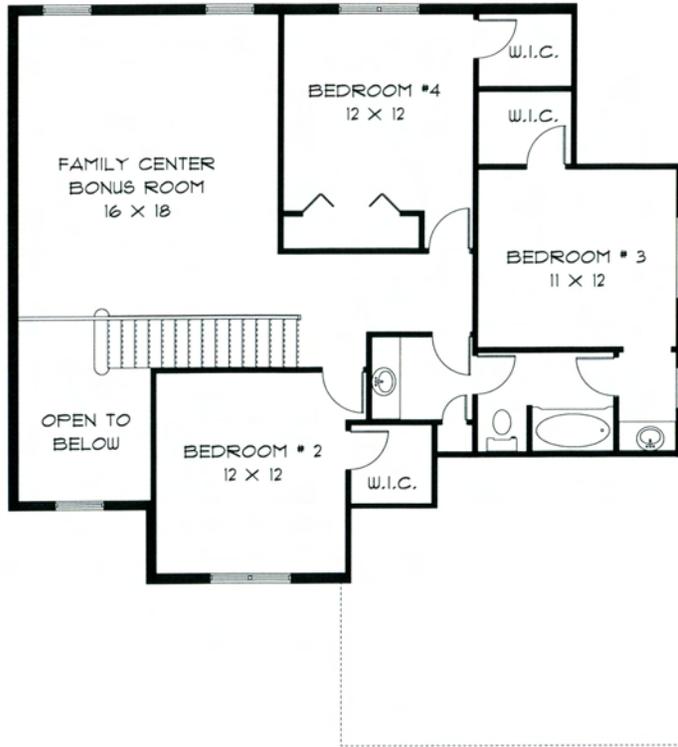
The FoxRun model at Kipp Farm

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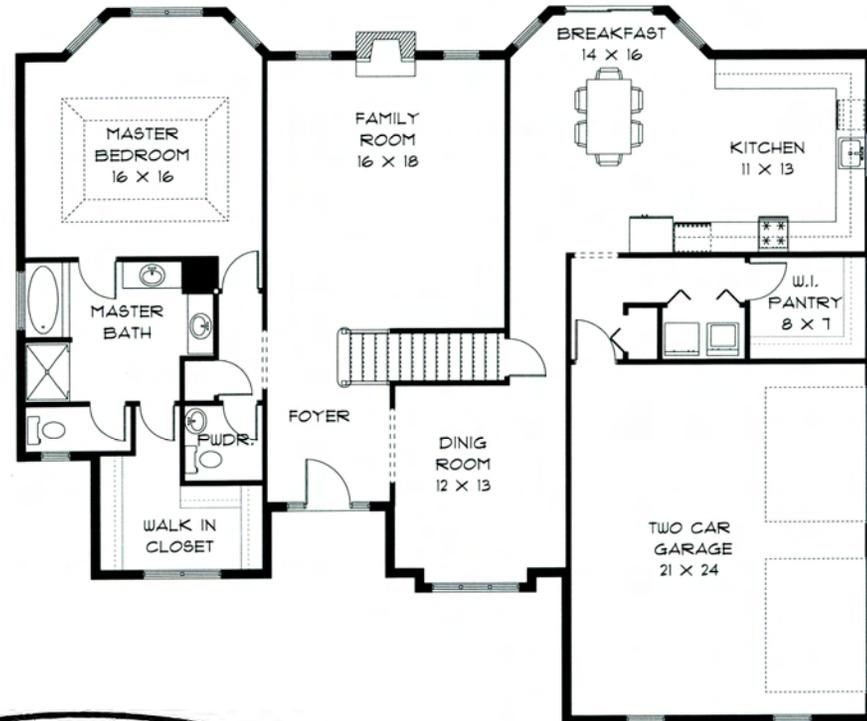




The FoxRun model at Kipp Farm



First Floor	1758	Sq. Ft.
Second Floor	1224	Sq. Ft.
Total	2982	Sq. Ft.



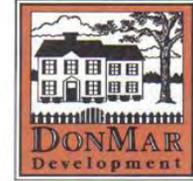
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The Gandolf model at Kipp Farm

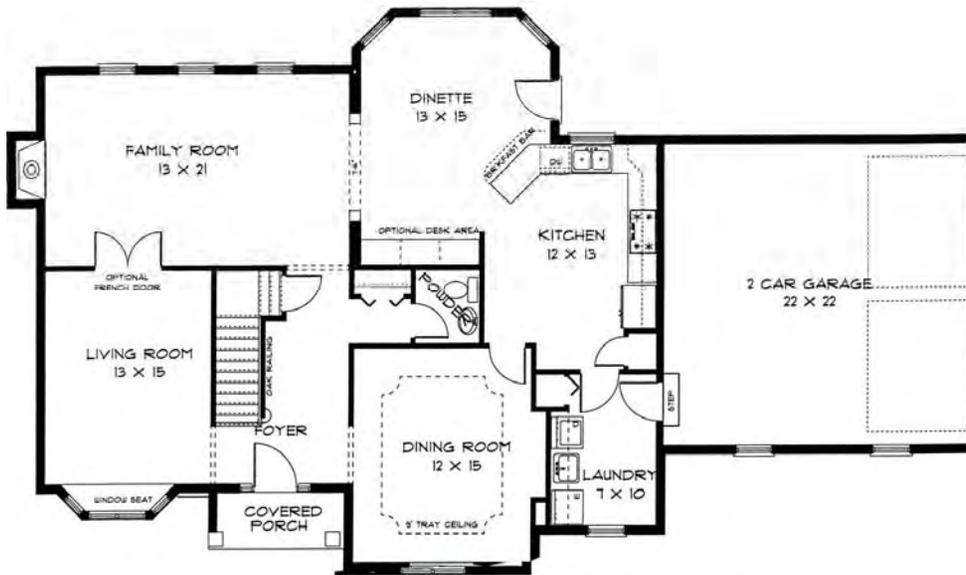
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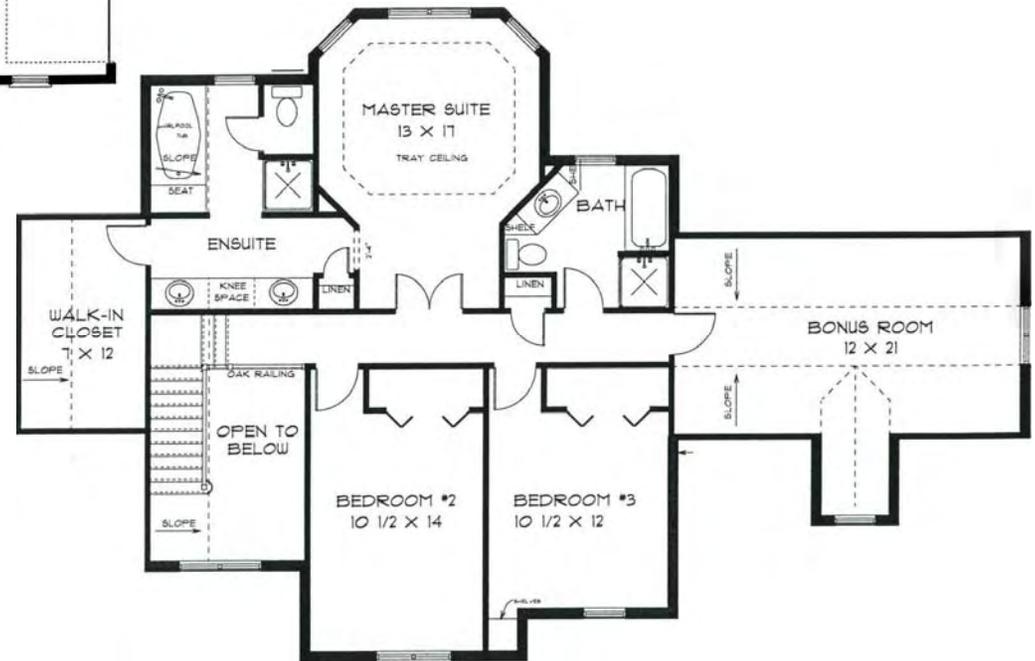
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The Gandolf model at Kipp Farm



First Floor	1400	Sq. Ft.
Second Floor	1430	Sq. Ft.
Total	2830	Sq. Ft.



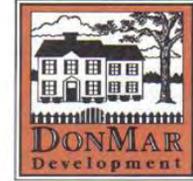
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The Buckhill model at Kipp Farm

Custom Built By



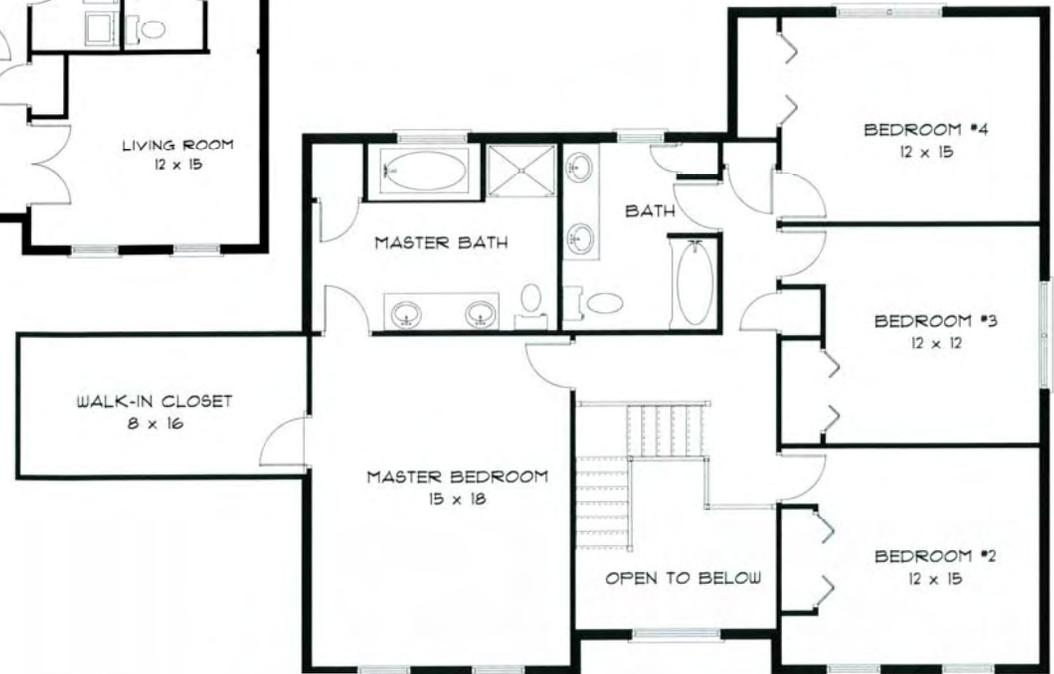
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The Buckhill model at Kipp Farm



First Floor	1500	Sq. Ft.
Second Floor	1510	Sq. Ft.
Total	3010	Sq. Ft.



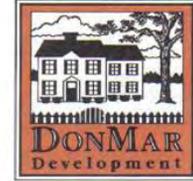
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The Rosalie model at Kipp Farm

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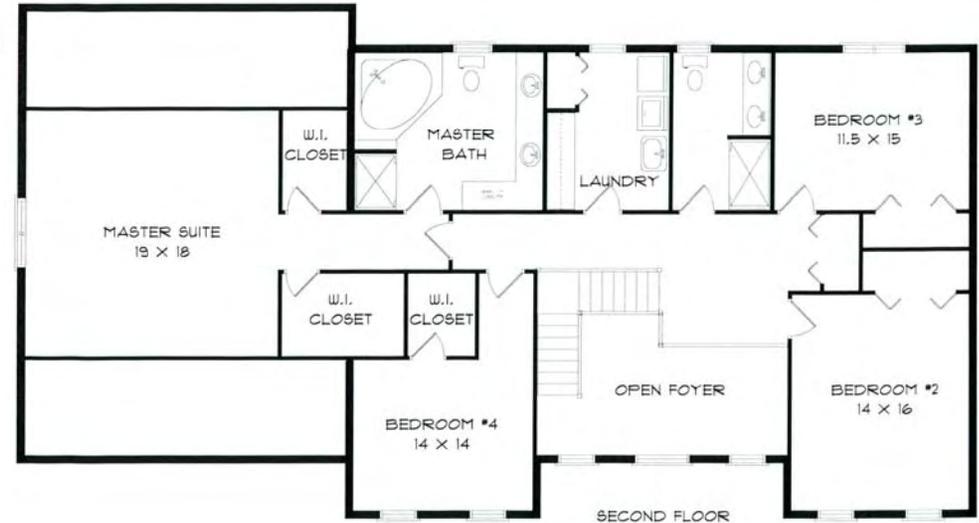
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The Rosalie model at Kipp Farm



First Floor	1500	Sq. Ft.
Second Floor	1950	Sq. Ft.
Total	3450	Sq. Ft.



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

The Muddy Creek model at Kipp Farm

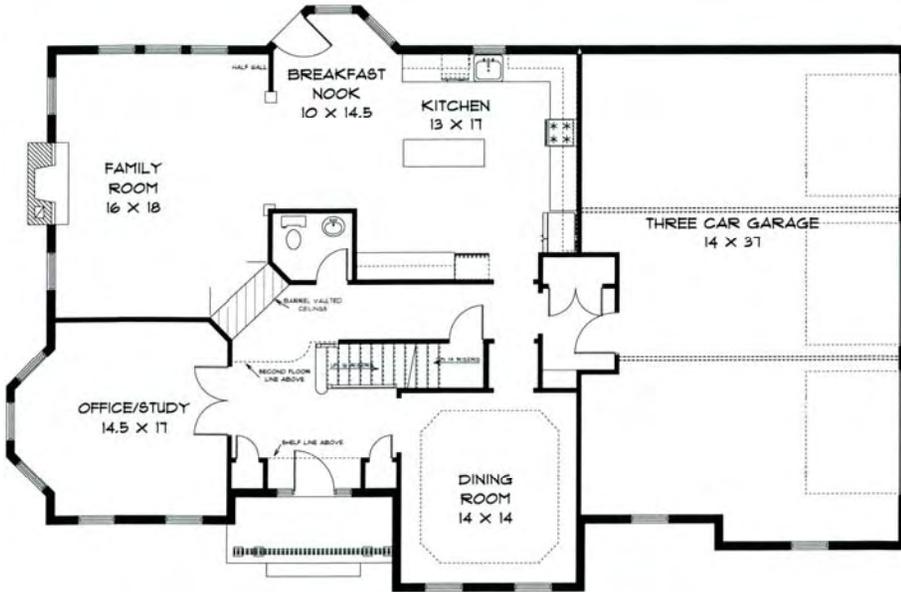
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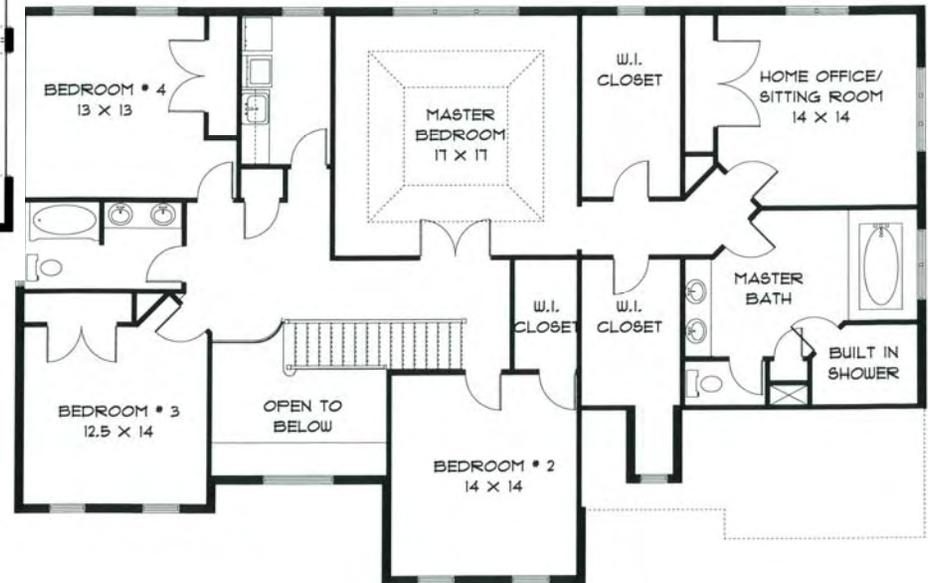
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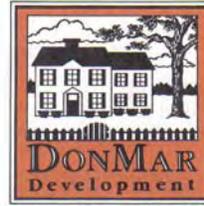
The Muddy Creek model at Kipp Farm



First Floor	1525	Sq. Ft.
Second Floor	2175	Sq. Ft.
Total	3700	Sq. Ft.



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



Custom Home Builders

SPECIFICATIONS

9/26/07

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.

All specifications and plans are subject to change without notice

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.

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 kitchen sink.
- * Two exterior water spigots.
- * Washer and dryer hookup.
- * Pex supply tubing.
- * PVC or ABS waste piping.
- * Main bath – one piece fiberglass tub/shower combination

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.
- * 6 recessed lights.
- * 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 (choice from builders selections).
- * 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 molded, smooth finish.
- * Doors and window casing will be 3 1/2" colonial casing, baseboard 5 1/2" colonial casing – 1st floor only.
- * Doors and window casing will be 2 1/2", baseboard 3 1/2" - 2nd floor.
- * Clothes closet. Single white wire shelving.
- * Pantry/Linen closet – 4 level white wire shelving.
- * Dining Room will have shadow boxes on walls, tray ceiling and 2 1/2" crown molding.

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 only.





Eco-Friendly Credentials

DonMar Development is highly committed to constructing energy efficient homes that incorporate many "green" or sustainable options. DonMar's homes have already been earning the Energy Star label meeting the guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes. DonMar is a member of numerous green building and sustainable energy associations and maintains the philosophy that we all must begin to use our natural resources responsibly. Additional options will include sustainable features such as bamboo and coconut palm tree flooring, spray in foam insulation, recycled content products such as countertops, roofing, interior trim, carpet and sheetrock.

Green Features standard at Kipp Farm Estates

A chase is provided from the electrical panel box to the roof to make the home ready to accept the solar panel option

FSC (Forest Stewardship Council) approved wood used in all cabinetry. Stewardship Council) approved wood.

Paint and Wood Finishes are low or no VOC (volatile organic compound)

Foundations composed of Fly-ash concrete, a post-industrial waste product.

Walls comprised of recycled sheetrock.

Lightbulbs are CFC energy saving bulbs.

These features will produce an extremely efficient economical home with reduced energy needs and superior air quality. "Buying a 'green' house makes financial sense and allows us to take a step toward the conscious stewardship of the environment," says Mario DiGioia, President, DonMar Development.





Real Estate/Classified

SATURDAY, OCTOBER 6, 2007

www.nhregister.com

NEW HAVEN REGISTER

BLUEPRINT *for a new home*



By Bernadette Blaze

Kipp Farm Estates

North Haven – Nestled neatly into the rolling landscape along Mill Road, across from the Mill River, Kipp Farm Estates is the area's newest community of fine homes. This thoughtfully planned community highlights the terrain's natural beauty with luxurious homes and distinctive floor plans. The Colonial-inspired, transitional home designs are acclaimed for their timeless appeal, yet what sets Kipp Farm Estates apart is the fact that no two homes are alike. Each custom home has its own unique style and Builder DonMar Development, Corp. encourages buyers to bring their own home designs. "The options are limitless," says Tara Carey, Kipp Farm Project Manager, of Calcagni Associates. This exciting new community will feature 12 homes on generously proportioned lots, with great views, that are approximately one acre in size. The homes range from 2,840 to 3,700 square feet, priced from \$649,900. Four homes

have already been sold and construction is now underway.

DonMar Development Corporation of North Haven has been a fixture in local development since 1987 and under President Mario Di Gioia has successfully developed and built many subdivisions throughout Connecticut. DiGioia works tirelessly to ensure that homes are of the highest quality and that every customer is happy in their new home. He designs many of the homes he builds and works closely with buyers using his expertise to cater to customers' specific needs and considerations.

Each home is carefully planned with the spaces, comforts and amenities that modern families desire. Architectural elements such as tray ceilings and columns echo the grandeur of the past while contemporary features such as nine-foot ceilings on the first floor, oversized master baths, hardwood floors and granite counter tops in the kitchen, cater to the needs of today's buyers. Homes are serviced by city water and sewer and all utilities are underground. The flexible floor plans also offer expandability potential for the future and are designed to suit a variety of lifestyles, such as first floor master suites and home office spaces. DiGioia notes that the topography is another distinguishing feature of the project. "Each home site has lots of character and there are

great options for some creative landscape designs," he commented. During the planning phase of construction, they will attend to the design with solar orientation in mind, and offer economical solar features as an option to the new homeowner.

DiGioia is highly committed to constructing energy efficient homes that incorporate many "green" or sustainable options. DonMar's homes have already been earning the Energy Star label meeting the guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20-30% more efficient than standard homes. DonMar is a member of numerous green building and sustainable energy associations and maintains the philosophy that we all must begin to use our natural resources responsibly. Additional options will include sustainable features such as bamboo and coconut palm tree flooring, recycled content products such as countertops, roofing, interior trim, carpet and sheetrock. The cabinetry they currently install utilizes only FSC (Forest Stewardship Council) approved wood. They also



use all low or no VOC (volatile organic compound) paint and wood finishes. Taken together, all of these features will produce an extremely efficient economical home with reduced energy needs and superior air quality. "Buying a 'green' house makes financial sense and allows us to take a step toward the conscious stewardship of the environment," says DiGioia.

The 15-acre Kipp Farm property was originally owned by Joseph Pierpont, a prosperous 18th century merchant and mill owner. It later became the birthplace of Hobart Bigelow, who went on to become a prominent industrialist and civic leader in New Haven. Today, this rich past serves as the scenic backdrop for this unique neighbor-

hood, located in the town that was recently named to Money Magazine's "Top 100 Places to Live in the U.S.". North Haven recently earned that distinction based on criteria that included financial, housing, education, quality of life, leisure, culture and health.

For a tour of the beautiful building lots at Kipp Farm Estates, stop by the "Walk the Site" event Sunday, October 7, from 1 to 3 p.m., hosted by Tara Carey, (203) 265-1821, of Calcagni Associates. Brochures featuring the exclusive "Kipp Farm" home designs will be available. In the case of inclement weather, Tara will be available at the North Haven Office located at 37 Broadway, (203) 234-1821, from 1-3 p.m.

SHOWCASE OF AREA HOMES

Custom Built By



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

