



North Haven, CT

Custom Built By



DONMAR DEVELOPMENT CORP.

**Project Manager:
Tara Carey, 203-265-1821 Ext. 224**



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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



Nestled neatly into the rolling landscape along North Haven's Mill Road, 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. Acclaimed for their timeless appeal, the Colonial-inspired home designs range from 2,400 to 3,700 square feet and will be built upon 12 generous home sites.



The Inverness model at Kipp Farm

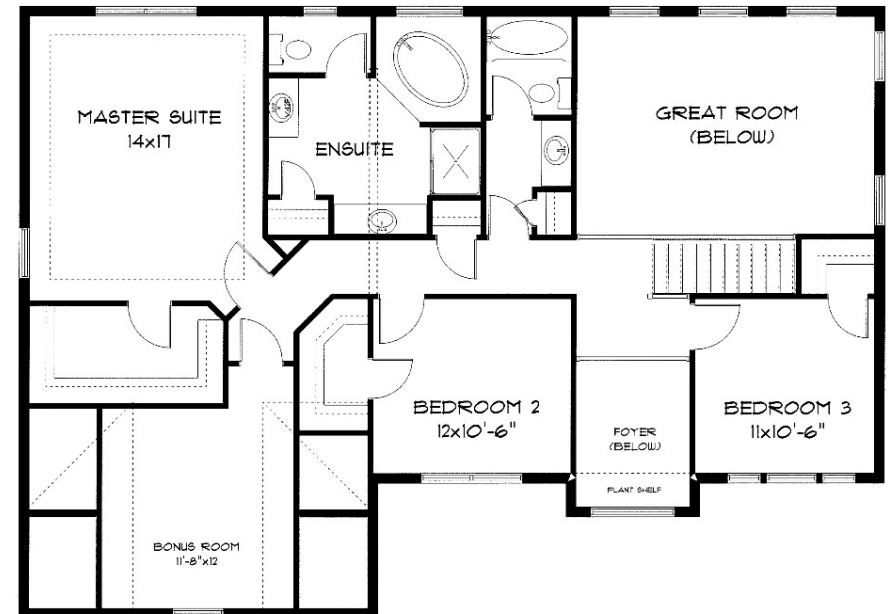
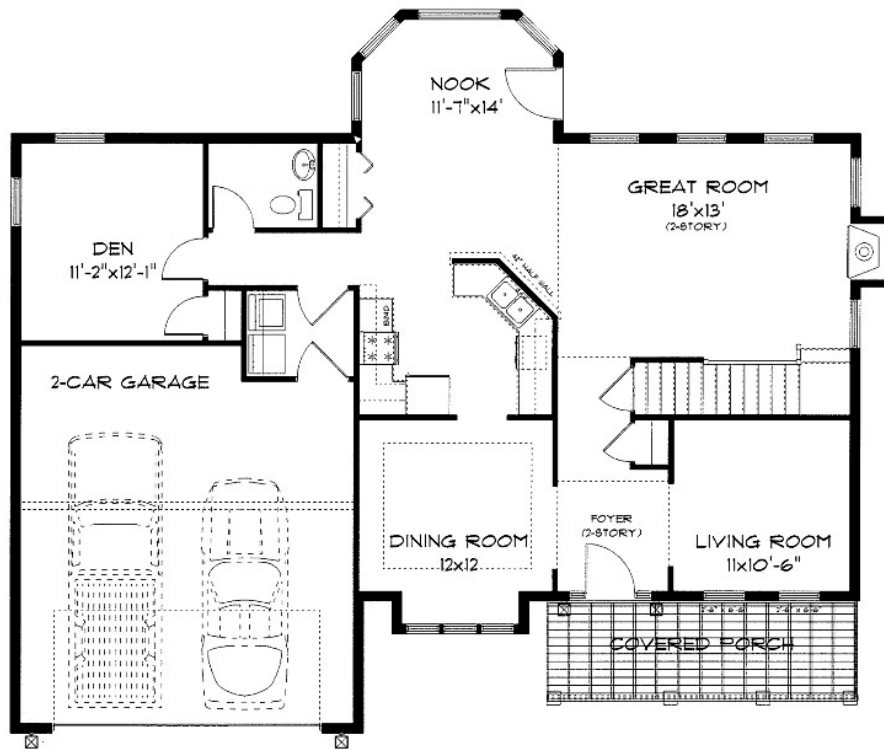


The Inverness model at Kipp Farm



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First Floor	1248 Sq. Ft.
Second Floor	1214 Sq. Ft.
Total	2462 Sq. Ft.



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

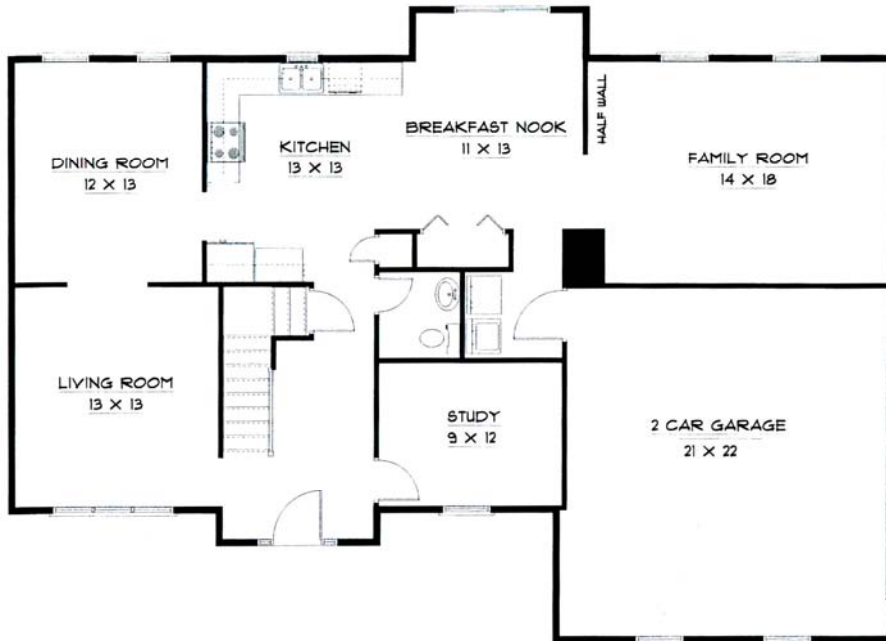
The Bishop model at Kipp Farm



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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

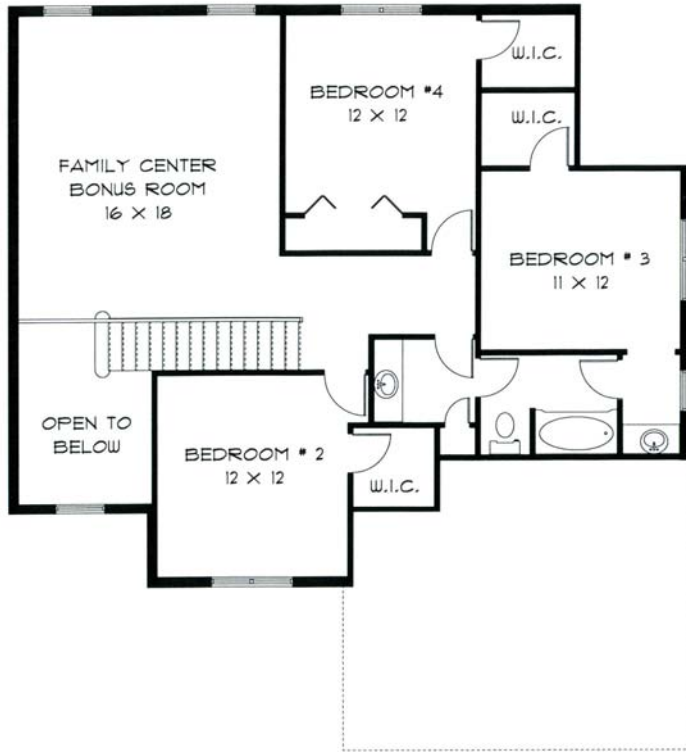
The FoxRun model at Kipp Farm



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The FoxRun model at Kipp Farm



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



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

The Gandolf model at Kipp Farm



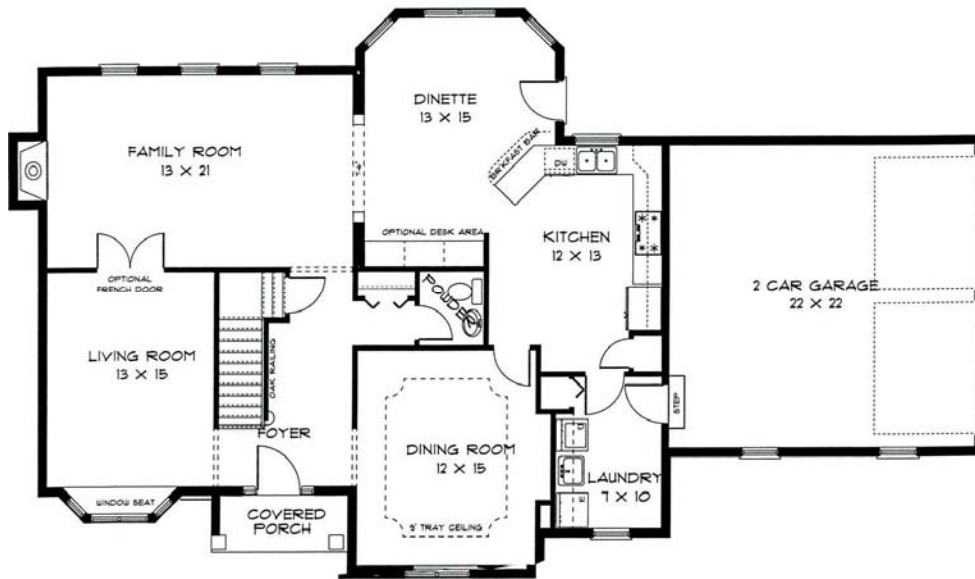
DONMAR DEVELOPMENT CORP.



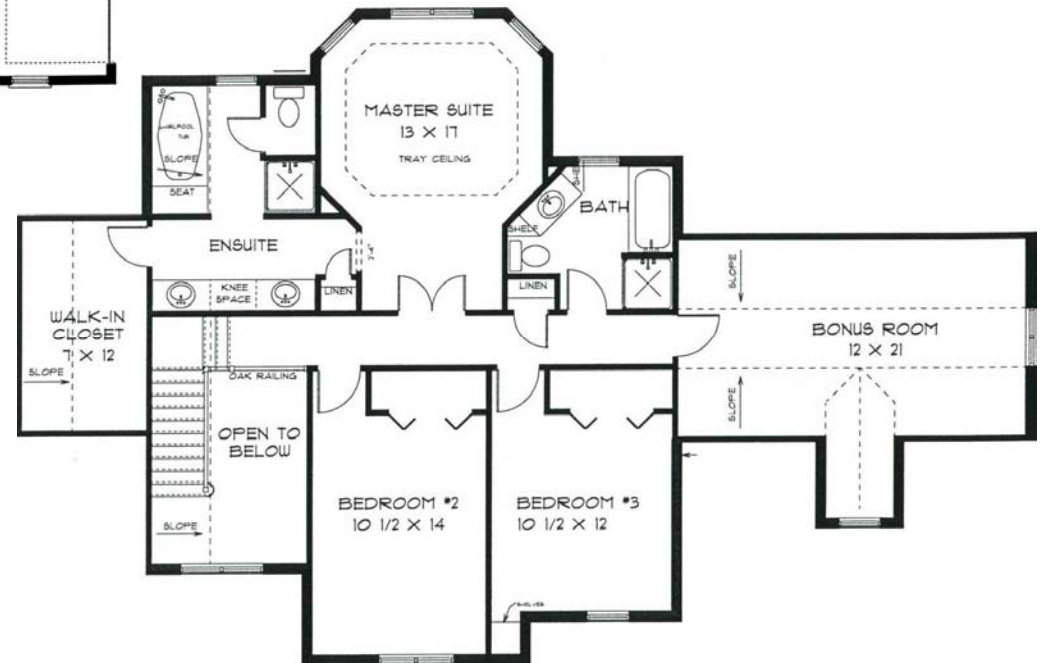
The Gandolf model at Kipp Farm



DONMAR DEVELOPMENT CORP.



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



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

The Buckhill model at Kipp Farm



DONMAR DEVELOPMENT CORP.



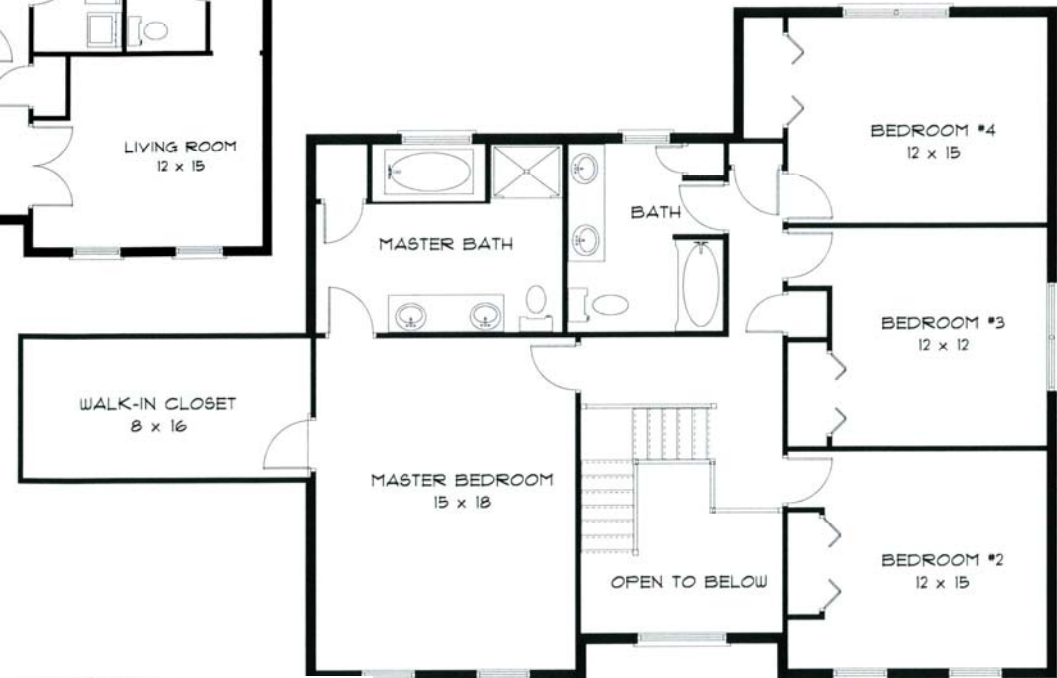
The Buckhill model at Kipp Farm



DONMAR DEVELOPMENT CORP.



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



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

The Rosalie model at Kipp Farm



DONMAR DEVELOPMENT CORP.



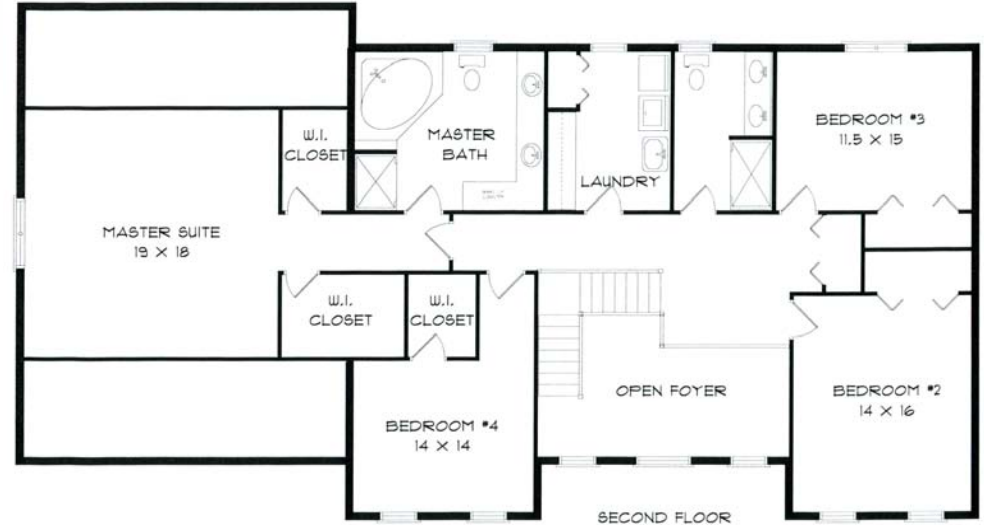
The Rosalie model at Kipp Farm



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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



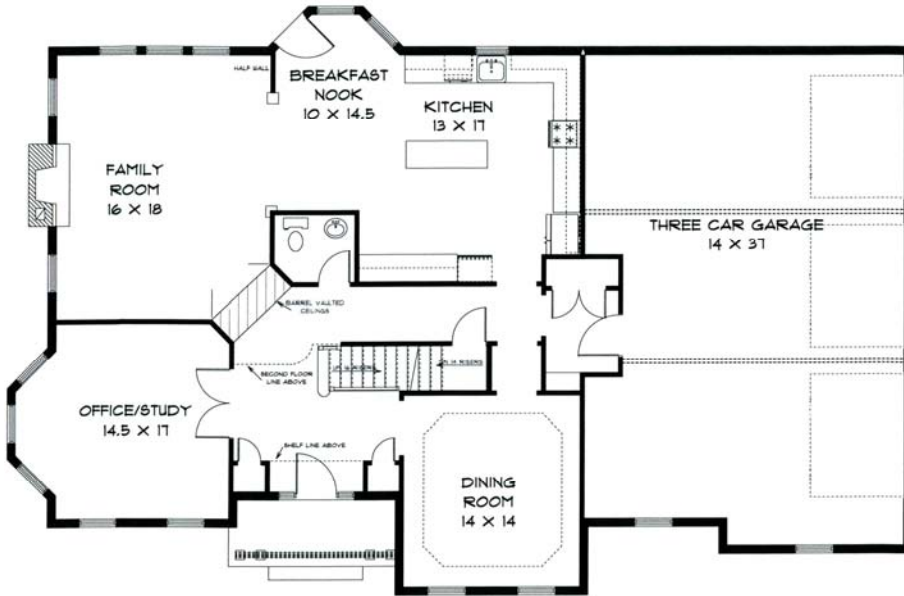
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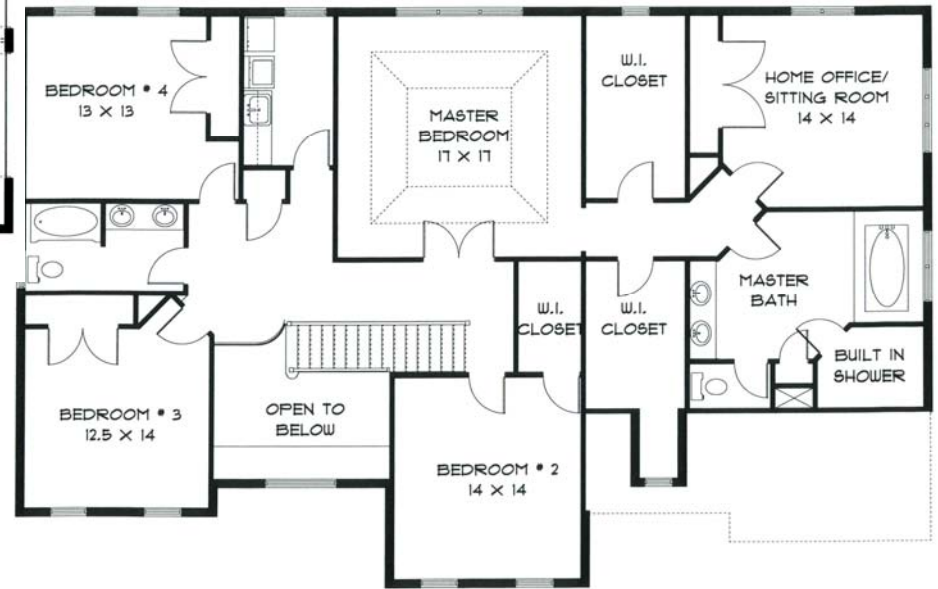
The Muddy Creek model at Kipp Farm



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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



SPECIFICATIONS

9/22/09

UTILITIES

- ❖ City water, city sewer
- ❖ Underground utilities

CABINETRY COUNTERTOPS

- ❖ Maple, or Oak Cabinets*
- ❖ Granite kitchen counters *
- ❖ Full Bath- Vanity top- cultured marble or formica.

PLUMBING & HEATING

- ❖ Gas warm air with , 2 zone standard system
- ❖ Insulated ductwork
- ❖ Central Air conditioning
- ❖ 50-gallon gas hot water heater
- ❖ Kitchen sink, SS single bowl under mount
- ❖ Tubs & showers -white fiberglass one piece
- ❖ One piece tub in Master Bath
- ❖ White two piece water saver toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Two exterior faucets
- ❖ Bath tubs and showers to be white – sizes per plan
- ❖ Powder room pedestal sink
- ❖ Water line for refrigerator
- ❖ Pex supply tubing
- ❖ PVC or ABS waste piping
- ❖ Central Air

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service panel
- ❖ 6 cable or phone outlets
- ❖ Exhaust fan/light in all bathrooms
- ❖ CAT 5 DSL Ready
- ❖ Two exterior GFI outlets
- ❖ Microwave circuit
- ❖ Garbage disposal
- ❖ \$500.00 lighting fixture allowance
- ❖ Smoke detectors per building code

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Poured concrete footings, 10" x 20" with 2500 psi
- ❖ Foundation walls poured concrete 8' x 10' with 2500 psi
- ❖ 4" thick slab of concrete in basement
- ❖ Framing lumber Douglas Fir #2 or better
- ❖ ¾" T&G sheathing glued and nailed
- ❖ Footing drains 4" perforated pipe
- ❖ Floor framing to be of 2"x 10" @ 16" o.c.
- ❖ Exterior walls to be 2 x 6" o.c. with ½" wall sheathing
- ❖ 9' ceilings on first floor
- ❖ Tyvec house wrap or equal
- ❖ Conventional roof framing to be 16" o.c. with ½" roof sheathing
- ❖ Insulation R-19 exterior walls, R-30 ceilings

SITE WORK

- ❖ Foundation excavation and back-fill of foundation.
- ❖ Grade and seed disturbed areas
- ❖ Paved driveway
- ❖ Concrete walkway

EXTERIOR DECORATING

- ❖ 4 " exposure Vinyl Siding*
- ❖ Shutters front of house where applicable*
- ❖ Windows –M & W low E vinyl tilt-out with screens and grills between panes
- ❖ 30 year Architectural asphalt shingles*
- ❖ Continuous Ridge vent
- ❖ Vented soffits
- ❖ Seamless gutters and leaders
- ❖ Pre-cast concrete front stairs
- ❖ Insulated steel front door with double side lights & transom
- ❖ Steel insulated garage doors

INTERIOR FEATURES

- ❖ Gas fireplace with wood mantle and marble surround*
- ❖ Walls and ceilings ½" sheetrock w/3 coats of compounds
- ❖ Garage to have 5/8" type gypsum board
- ❖ Flat finish ceilings White B Moore paint
- ❖ Walls – 2 coats of latex white B Moore paint
- ❖ Trim - 2 coats of white B Moore semi gloss paint
- ❖ Doors- 6 panel molded, smooth finish
- ❖ Doors and window casing will be 3 ½" colonial , baseboard trim 5 ½" colonial casing – 1st fl only
- ❖ Doors and window casing will be 2 ½", baseboard 3 ½" – 2nd fl
- ❖ Ceramic tile* or hardwood in Foyer & Kitchen
- ❖ Ceramic Tile* - Baths & Laundry Room
- ❖ Dining Room - Hardwood floors
- ❖ Carpeting* – family/great room, living ,study, bedrooms and upstairs hallway
- ❖ Hardwood staircase treads and rails with poplar risers, stringers and spindles
- ❖ Pine basement stairs by code
- ❖ Clothes closet – Single white wire shelf
- ❖ Pantry/ Linen closets with 4 level white wire shelves
- ❖ All gas hookups for appliances

*Denotes all choices from Builder's Selections





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.



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.

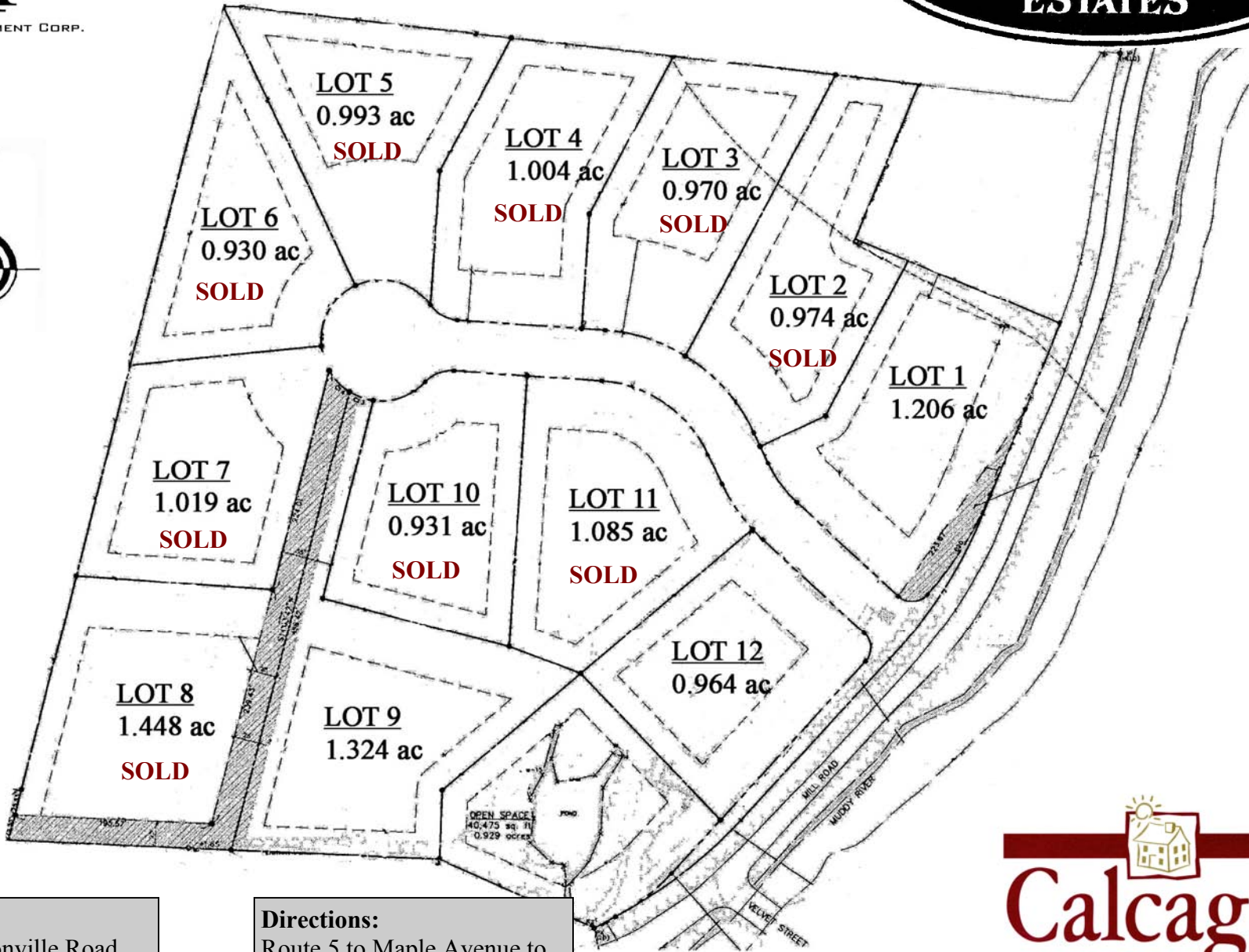
SHOWCASE OF AREA HOMES

Custom Built By



DONMAR DEVELOPMENT CORP.

KIPP FARM ESTATES



Directions:
Route 5 to Clintonville Road
(Route 22) to Mill Road

North Haven, CT

OR

Directions:
Route 5 to Maple Avenue to
Laydon Avenue to Mill Road

North Haven, CT

