

CRIMSON GLEN

DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PA

CYPRESS MODEL SPECIFICATIONS

AVAILABLE ON LOTS #2, #3, #4, #5



MAR-MAR CUSTOM HOMES

... UTMOST INTEGRITY IN CONSTRUCTION AND DESIGN

S T R U C T U R A L F E A T U R E S



- ✓ Fully Finished 2 Story Home plus Finished Basement
 - 5 Bedrooms; 6 Full Baths; 2 Half Baths
 - 2-Story Foyer
 - 2nd Floor Overlook
 - 4-Car Garage
 - Chef's Kitchen with Double Island
 - Sunroom
 - 2nd Floor Laundry Room
 - Fully Finished Basement includes Custom Bar, Fireplace, Living Lounge, Billiards Room, Game Room, Flex Room (Nanny/In-Law/Gym), & Full Bathroom
 - ...and of course...Further Customization Available upon Request
- ✓ 10' First Floor Ceiling Height
- ✓ 9' Second Floor Ceiling Height
- ✓ 10' Basement Height with 10" Thick Monolithic Poured Concrete Walls
- ✓ TUFF-N-DRI 30-year Waterproofing System by Tremco Barrier Solutions
- ✓ Walk Up or out Basement with Sliding Door for Convenient Rear-Yard Access
- ✓ Underground Utilities, Well (Lot #4), Public Water (Lots #2 & #3). Septic and Propane
- ✓ Structural Steel I-Beam Construction
- ✓ Stick Framed Roof Construction
- ✓ Wood-frame 16" on Center Construction
- ✓ Engineered I-Joist Flooring System
- ✓ Sump Pit with Sump Pump in Basement - with Perimeter Under-Slab Drain

R O O F I N G & E X T E R I O R

- ✓ Weatherproof House-wrap - Tyvek water resistant barrier and rain barrier
- ✓ Spray Foam Insulation
 - R21 on all stud walls of living areas exposed to outside elements
 - R49 on all ceiling areas exposed to the roof
- ✓ Choice of Beautifully-Designed Stone / Brick Veneer and James Hardie Cement Board Elevations offered in a variety of Styles and Colors
 - Stone on Foundation - Front, Sides and Back *
 - Exterior Stone-Faced Chimney on Fireplace *
- ✓ Welcoming Front Porch Addition Options**
- ✓ Standing Seam Roofing as shown on Elevation
- ✓ Shutters Non-Operable Composite
- ✓ Advanced Polymeric Composite (APC) Windows, Trim Surrounds Throughout
- ✓ Vinyl-Coated Aluminum Soffits on Eaves and Overhangs
- ✓ Fascia & Porch Beam Wraps
- ✓ GAF Timberline 30-year Architectural Roof Shingles
- ✓ 6" Seamless Gutters & Downspouts (where applicable)
- ✓ 4' Wide Paver Walkway from Driveway to Main Entry Door**
- ✓ Porch Areas - Bluestone Topped and Stone Veneered Faced
- ✓ Professional Plant Package **

W I N D O W S

- ✓ Starmark EVO Advantage (in choice of exterior color options)
 - Double hung, locally manufactured, Advanced Polymeric Composite (APC) with low-E, argon-filled glass units, foam filled frame, grids between glass, and half screens



E X T E R I O R D O O R S

- ✓ Therma-Tru Classic-Craft 8'H with 12"H Transom
 - Double Main Entry, Mudroom, and Service Entry Doors* / **
 - Premium fiberglass in four wood grains or a smooth surface
- ✓ Masonite Solid-Core 8' Interior Doors 1st and 2nd Floors*
- ✓ Masonite Solid-Core 7' Interior Doors in Basement*
- ✓ HiMARK Elegante 8000 Sliding Patio Doors

G A R A G E D O O R S A N D O P E N E R S

- ✓ 4-Car Garage
- ✓ Clopay Coachman Series One or Four Insulated Garage Doors*
 - 9' x 9'H or 18' x 9'H
- ✓ LiftMaster 87504-267 (Single) or 8587 (Double) with Battery Backup & Wi-Fi Capability

F L O O R I N G & W A L L S

HARDWOOD

- ✓ Villa Borghese - French Oak -CARMINE, Width 8" T&G*
 - Foyer, Hallways, Dining, Study, Family Room, Kitchen, Sunroom, Butler's Pantry, Study Powder Room, First Floor Guest Suite, Owner's Suite

CERAMIC TILE FLOORING AND SHOWER WALLS

- ✓ Bathrooms
 - Owner's: Stanza White 12" x 24" Wall and Floor**
 - Secondary*: Balans 10" x 14" Wall; 12" x 24" Floor**
- ✓ Mudroom / Pantry / Mudroom Powder Room: Overall Cashmere 12" x 24" Floor**
- ✓ Laundry Room*: Balans 12" x 24" Floor**

LUXURY VINYL - BASEMENT

- ✓ Tarkett ProGen in all finished areas (excluding Bath)*

CARPET

- ✓ Mohawk Homefront II*
 - Secondary Bedrooms & Closets
 - Installed over 8 lb. ½" pad

K I T C H E N

FINISHES

- ✓ Custom Cabinetry by Colonial Craft Kitchens
- ✓ Countertops - Quartz on Perimeter and Island*
- ✓ Undermount or Farm Sink**
- ✓ Moen Sleek Faucet (in choice of finish)**
- ✓ Insinkerator Evolution Garbage Disposal with Air Switch Control**
- ✓ Hardware - Top Knobs Brand - Hopewell Collection (or equivalent)
- ✓ Backsplash - \$12 sq.ft. Allowance



APPLIANCES**

- ✓ 48" Wolf Gas Rangetop
- ✓ 48" Best Hood Vent Insert
- ✓ 30" Wolf Double Oven
- ✓ 42" Sub-Zero Refrigerator
- ✓ Bosch 300 Series, Fully Integrated Panel Ready Dishwasher
- ✓ 24" Wolf Transitional Drawer Microwave

B U T L E R ' S P A N T R Y

FINISHES

- ✓ Custom Cabinetry by Colonial Craft Kitchens
- ✓ Countertops - Quartz*/**
- ✓ Undermount Stainless Steel Sink**
- ✓ Moen Sleek Faucet (in choice of finish)**
- ✓ Hardware - Top Knobs Brand - Hopewell Collection (or equivalent)
- ✓ Backsplash - \$12 per sq. ft. Allowance

APPLIANCES**

- ✓ 24" XO Beverage or Wine Refrigerator

E L E V A T O R

- ✓ Three-Stop Accredited Elevator, Custom White Cab with Trim Detail
- ✓ \$35,000 Allowance

B A T H R O O M S

FINISHES

- ✓ Custom Cabinetry by Colonial Craft Kitchens
- ✓ Countertops - Quartz on Cabinetry and Shower Curbs*/**
- ✓ Sinks - Kohler Oval or Square Undermount **
- ✓ Pitched Wet-Bed Bases in all Shower Units with Tile Flooring & Walls to Ceiling
- ✓ Glass Shower Enclosures: Owner's, Basement, One (1) Location of Choice **
- ✓ Moisture Resistant Drywall & Fans Vented to Exterior
- ✓ Cement-Based Backer Board in Showers & Tub Areas
- ✓ Comfort Height Kohler 2-Piece Elongated Toilets Throughout **
- ✓ Moen Fixtures & Accessories: Owners - Colinet; Secondary - Cia (or equivalent) **
- ✓ Free-Standing Lucite Acrylic 67" Tub: Owner's Bathroom**
- ✓ Hardware - Top Knobs Brand - Hopewell Collection (or equivalent)



L A U N D R Y R O O M

FINISHES

- ✓ Custom Cabinetry by Colonial Craft Kitchens
- ✓ Quartz Countertops* with Undermount Sink - SILGRANIT patented surface **
- ✓ Kohler Simplice Faucet (in choice of finish) **
- ✓ Hardware - Top Knobs Brand - Hopewell Collection (or equivalent)

APPLIANCES**

- ✓ Electrolux Front Load Washer & Front Load Gas Steam Dryer

B A S E M E N T

FINISHES

- ✓ Bar Custom Cabinetry by Colonial Craft Kitchens
- ✓ Quartz Countertops with Undermount Stainless Steel Sink* / **
- ✓ Moen Align Faucet (in choice of finish)**
- ✓ Hardware - Top Knobs Brand - Hopewell Collection (or equivalent)

APPLIANCES

- ✓ 24" XO Beverage or Wine Refrigerator

F I R E P L A C E S

- ✓ Family Room - 42" Gas - Majestic Meridian Gas
 - Wood Mantle & Stone Surround/Hearth*
- ✓ Basement & Owner's Suite- choice of...
 - 32"/36" Majestic Meridian Gas with Wood Mantle and Stone Surround/Hearth*
 - 60" Allusion Platinum Electric Fireplace with Stone Surround and Mantle Shelf*

T R I M & I N T E R I O R F I N I S H E S



- ✓ 9" Baseboard Throughout
- ✓ Crown Molding - 2 Piece Throughout 1st and 2nd Floors
 - excluding secondary beds and baths
- ✓ Crown Molding - 1 Piece Throughout Basement including interior Trays - to be determined with Final Design and Placement of HVAC
- ✓ 3-1/2" Primed Wood Door and Window Casings
- ✓ Primed Wood Shoe Molding on Hard Surface Wood Floors
- ✓ Painted Solid Core Interior Doors *
- ✓ Wainscoting Wall Trim in the following locations: Foyer, Staircase, Dining Room, Basement - Select Locations Determined with Final Design
- ✓ Custom Wall Trim: Ingelnook / Owner's Bedroom Passthrough
- ✓ Plank-Board in Tray Ceiling in Owner's Bedroom
- ✓ Coffered Ceilings in Family Room (2 story) and Dining Room
- ✓ Grand Staircase with Stained White Oak Treads, Stained Handrails, Painted White Risers, Painted White Stringers, Painted White Balusters (hardwood stain matched)**
- ✓ Interior Trim and Doors Painted Semi-Gloss, One Color Throughout
- ✓ Interior Walls & Ceiling Painted Throughout, White Plus One Custom Color*
- ✓ Pantry Closet to Receive Solid Stacked Shelving**
- ✓ Solid Shelf with Slide Bar in all Closets**
- ✓ Oil Rubbed Bronze Lever Hardware on Doors Throughout**

E L E C T R I C A L

- ✓ Recessed Lighting Throughout Main Living Spaces and Halls***
- ✓ Recessed Lighting in Bedrooms and Closets***
- ✓ Decora Switches & Outlets Throughout
- ✓ Ceiling Fans Boxes in all Bedrooms
- ✓ Cat 6 Network Cable
 - All Bedrooms, Family Room, Study, Basement and Mech Room (Qt. 1)
- ✓ HDMI Transfer Cable
 - All Bedrooms, Family Room, Study, Basement and Mech Room (Qt. 1)
- ✓ COAX Cable
 - All Bedrooms, Family Room, Study, Basement and Mech Room

L I G H T F I X T U R E S

- ✓ Allowance is \$10,000
- ✓ Fixtures Selected with Builder's Design Team
- ✓ All Fixtures are Builder Supplied
- ✓ Selections exceeding \$10,000 shall be billed to Owner as an extra
- ✓ Bulbs for Light Fixtures charged against the \$10,000 Allowance
- ✓ Installation of Fixtures is included
 - Large fixtures requiring more than a single hour of assembly and installation will be charged at electrician's hourly rate



S P E C I A L T Y A L L O W A N C E S

- ✓ \$5,000 Allowance for lighting: in-cabinet, under cabinet, toe-kick, feature, etc...
- ✓ \$2,500 Allowance for Vanity Mirrors
- ✓ \$1,500 Allowance for under-cabinet strip outlets
- ✓ \$1,500 Allowance for Phone Wiring / Jacks
- ✓ \$15,000 Allowance for Front Landscaping
 - Additional Landscaping and Hardscaping Customization Available
 - Priced per specific design and in coordination with Builder
- ✓ Note: Further Customization Available with Builder's Design Team for All Allowances

M E C H A N I C A L & O T H E R

- ✓ 10 Year Homebuyers Warranty
- ✓ Three (3) Multi-Zoned Hi-Efficiency Heating and Air Conditioning Units**
 - One (1) Steam Humidifier
- ✓ Programmable Thermostats with Wi-Fi Capability **
- ✓ Two (2) High Efficiency Water Heater -75 Gallon **
- ✓ 400 Amp Service**
- ✓ UL-Approved, Interconnected Smoke Detectors and Carbon Monoxide Detectors with Battery Backup on each Floor and in each Bedroom
- ✓ Waterproof GFCI electrical outlets in front and rear as required by code

A D D I T I O N A L N O T E S

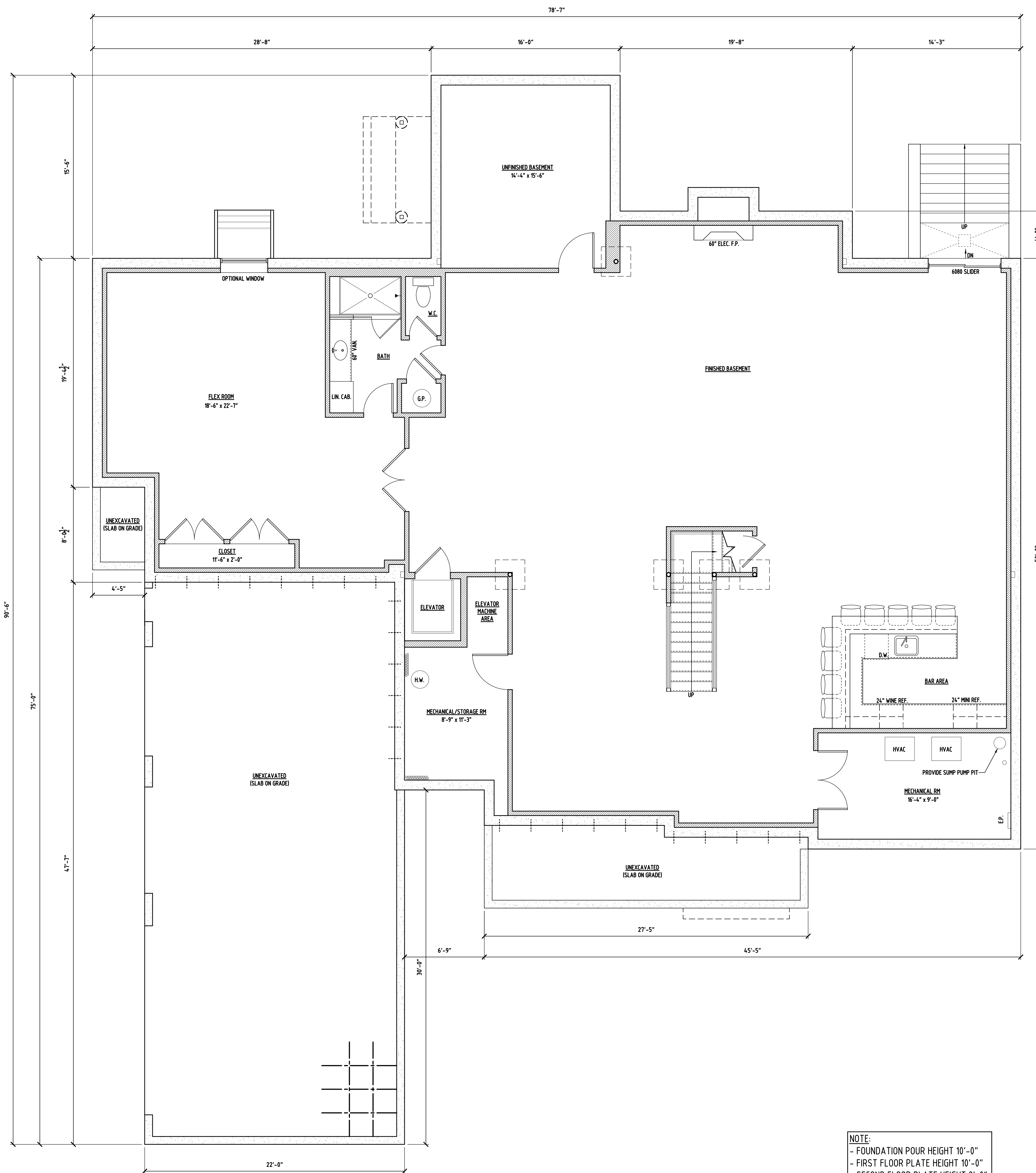
- ✓ Pre-construction AV Pre-wire and prep and installation
 - Custom designed with our partner, AudioLab
 - Priced per specific design and in coordination with Builder
- ✓ Pre-construction Security System prep and installation
 - Custom designed with our partner BAI
 - Priced per specific design and in coordination with Builder
- ✓ Well, Septic, & Propane - Included with Lot Purchase where applicable
- ✓ Driveway provided by Builder
 - Includes excavation, stone, base and topcoat from entry to top of garage parking area: 12' wide plus parking area per elevation



* Options Available for Review with Builder's Design Team

** Further Customization Available with Builder's Design Team

***As Recommended - up to 75 included



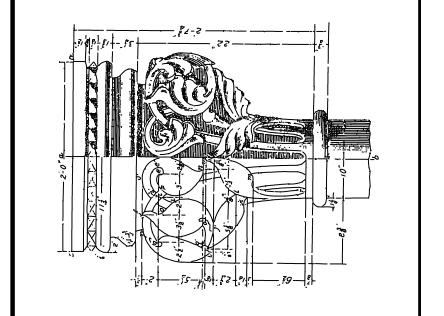
NOTE:
 - FOUNDATION POUR HEIGHT 10'-0"
 - FIRST FLOOR PLATE HEIGHT 10'-0"
 - SECOND FLOOR PLATE HEIGHT 9'-0"

FOUNDATION/BASEMENT PLAN

1/4"=1'-0"

GENERAL NOTE:
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Matthew V. Piotrowski
 Architect, LLC
 600 Louis Drive, Suite 103
 Warminster, PA 18974
 215.675.2099



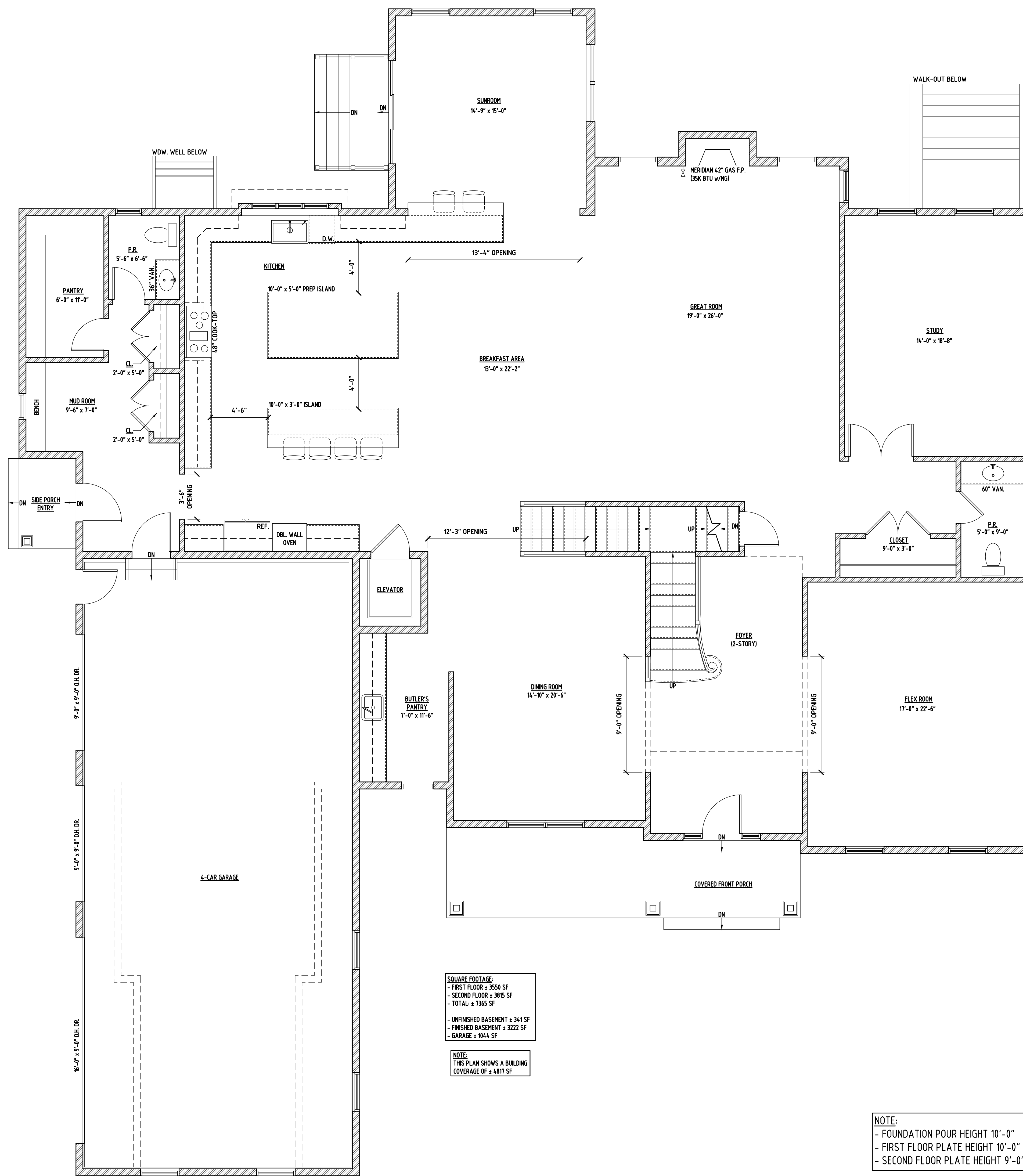
CRIMSON GLEN
 CYPRESS MODEL - LOT
 PINE VIEW DRIVE
 DOYLESTOWN TWP, PA

Drawn By: JPA	
Checked By: MVP	
Date	Issue
9/20/22	Design Review
9/21/22	Design Review
9/22/22	Design Review
9/23/22	Design Review

2022227

DO NOT SCALE DRAWINGS

DD1



SQUARE FOOTAGE:
 - FIRST FLOOR ± 3550 SF
 - SECOND FLOOR ± 3815 SF
 - TOTAL ± 7365 SF
 - UNFINISHED BASEMENT ± 341 SF
 - FINISHED BASEMENT ± 3222 SF
 - GARAGE ± 1044 SF

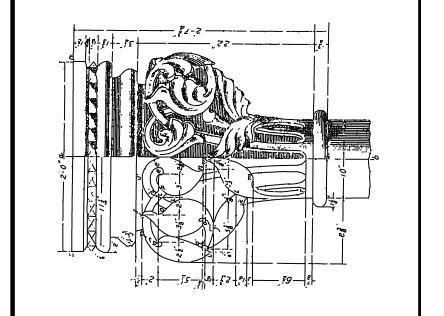
NOTE:
 THIS PLAN SHOWS A BUILDING
 COVERAGE OF ± 4817 SF

NOTE:
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 - FIRST FLOOR PLATE HEIGHT 10'-0"
 - SECOND FLOOR PLATE HEIGHT 9'-0"

FIRST FLOOR PLAN
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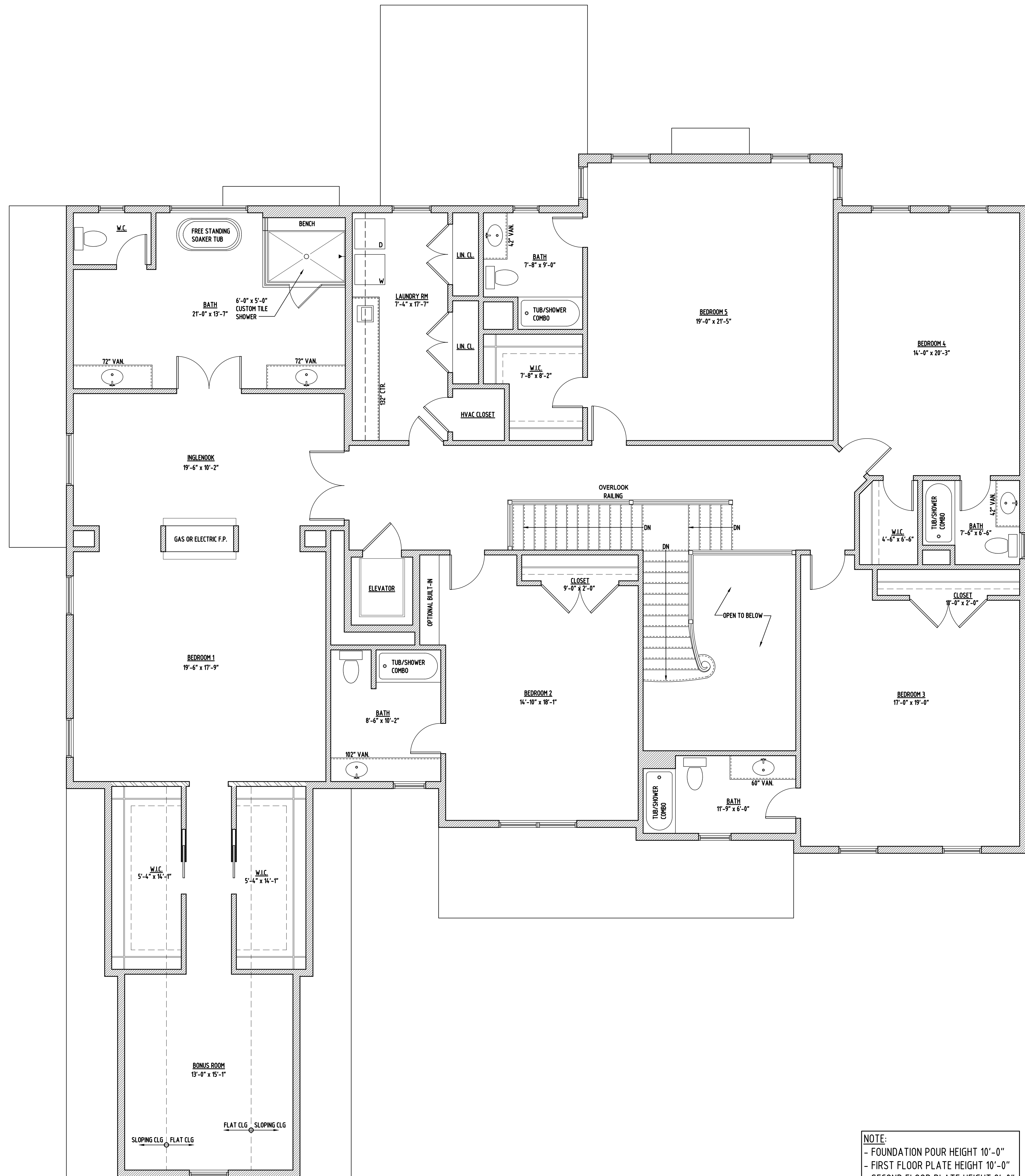
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DO NOT SCALE DRAWINGS

DD2



NOTE:
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 - FIRST FLOOR PLATE HEIGHT 10'-0"
 - SECOND FLOOR PLATE HEIGHT 9'-0"

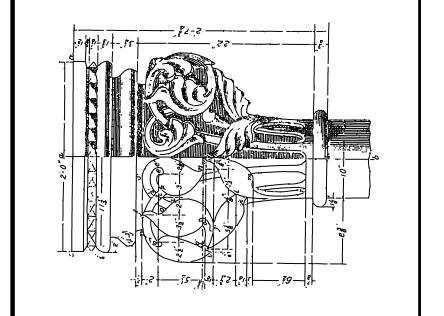
SECOND FLOOR PLAN

1/4"=1'-0"

OPTION 1

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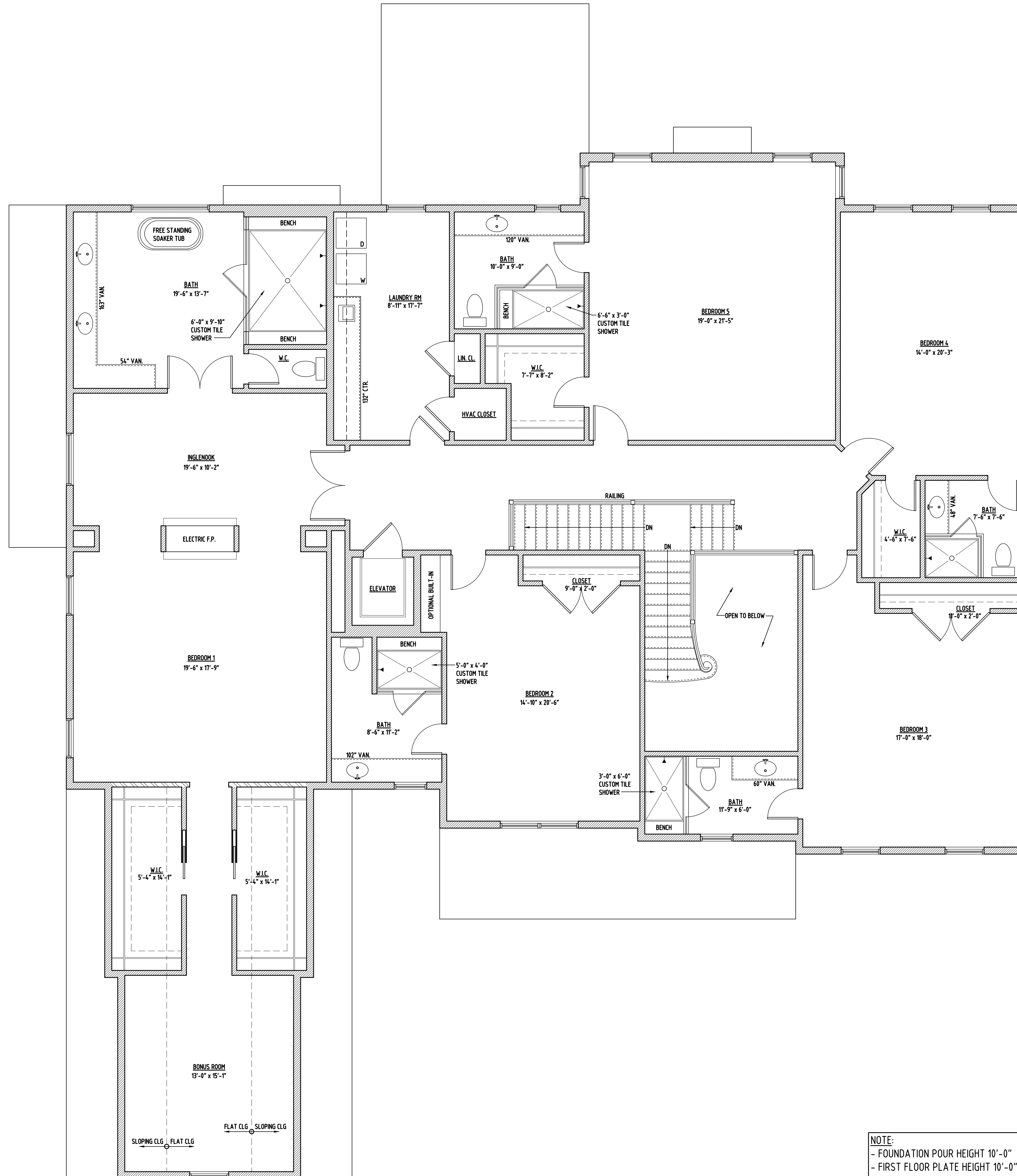
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DO NOT SCALE DRAWINGS

DD3

Optional 2nd Floor

Shown with Optional Owner's Bathroom Floorplan
 Shown with Optional Secondary Bathroom Showers in-lieu-of Standard Tubs*
 *Note: One (1) Secondary Bathroom Shower In-Lieu-of Tub included ...additional locations custom priced as requested



NOTE:
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 - FIRST FLOOR PLATE HEIGHT 10'-0"
 - SECOND FLOOR PLATE HEIGHT 9'-0"

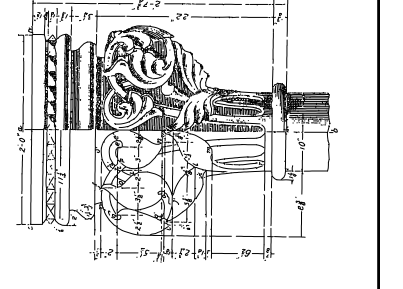
SECOND FLOOR PLAN

1/4"=1'-0"

OPTION 2

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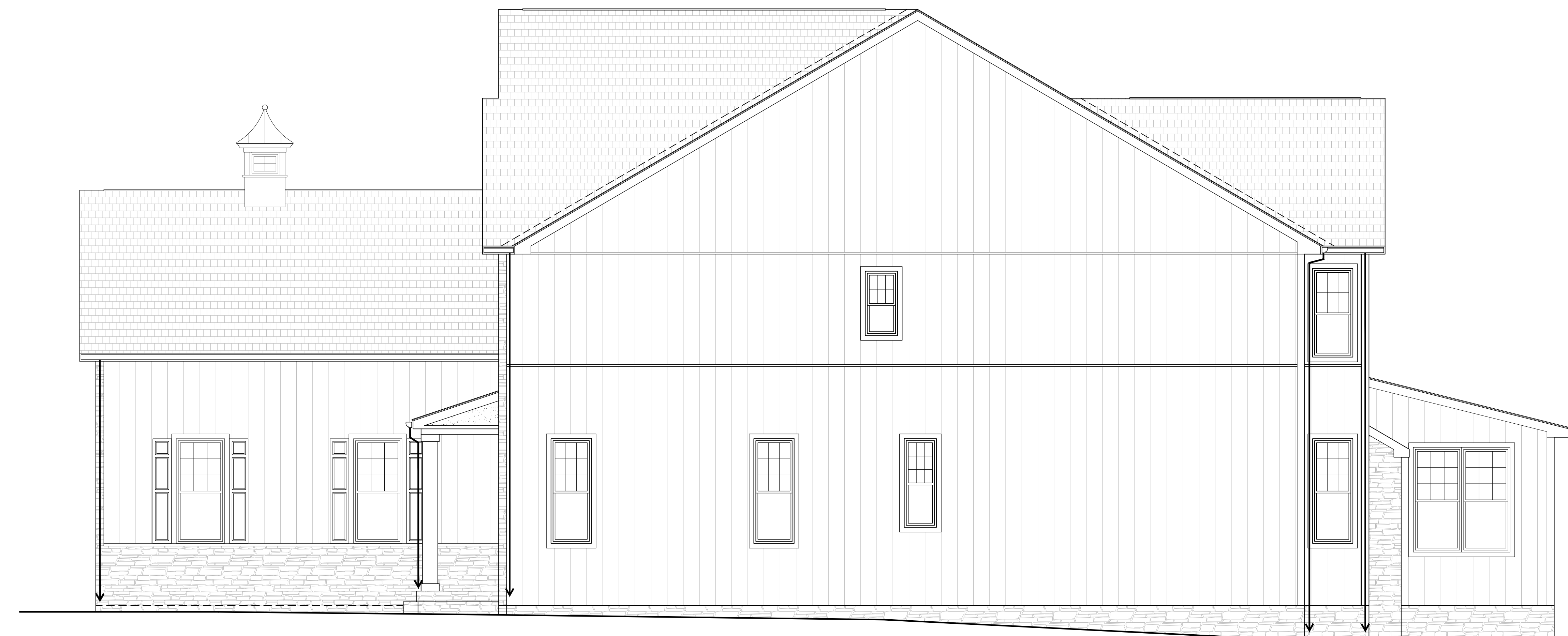
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DD4



FRONT ELEVATION

1/4"=1'-0"

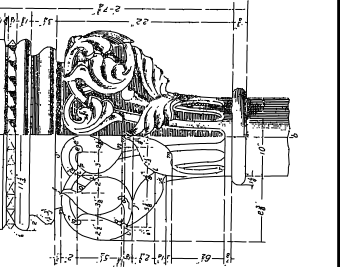


RIGHT SIDE ELEVATION

1/4"=1'-0"

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DD5



REAR ELEVATION

1/4"=1'-0"



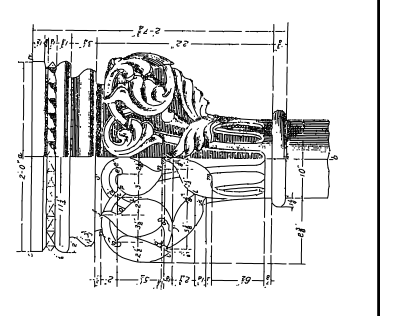
RIGHT SIDE ELEVATION

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Optional Garage Door Configurations: 4 Single or 2 Double Doors

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DD6