

# *11 Skyview Lane*

New Canaan, CT

## **Construction Specification Document**

Elegant and enchanting new home by HBRA 'Builder of the Year' and multi-award winning R.R. Builders. Behind the handsome front door you'll find an inviting home with a great floor plan that perfectly blends formal and informal rooms from the chef's kitchen to the en-suite bedrooms with flawless craftsmanship and elegant amenities. This captivating and hallmark masterpiece serenely rests amid beautiful landscaped flat grounds with perimeter stone walls, mature evergreens and a pool site. It is in a sought after west-side location with great access to schools, travel, shopping and commuting. (7188 sq ft finished living space with optional finished space totaling 10,477 sq ft)

### **Exterior Features:**

- Formal front entrance portico and porch detailed with bluestone, natural fieldstone veneer and architecturally proportioned columns
- Cedar shingle siding and roofing
- Thermal pane divided light windows; LePage
- Custom copper gutters and downspouts
- Stone masonry on three chimneys
- Three-car attached garage with painted doors
- Architecturally designed grounds with optional pool environment
- Automated irrigation system with rain sensor
- Underground utilities
- 1 underground propane tanks (500gal) underground for kitchen cooktop, fireplaces

### **Interior Features:**

#### **Foyer:**

- Two-story entry with solid custom-crafted mahogany door 2 1/4" thick detailed with millwork, and sidelites
- Paneled wainscoting; inset panels with cove molding
- Formal crown mouldings 3 piece, window and door casing 1 piece, plinth blocks on doorways and cased openings
- Gently voluted main staircase to upper level family quarters, red oak treads
- Select and better red oak flooring (2 1/4" with herringbone and inlay walnut border)
- Formal powder room; red oak flooring with sink basin and satin nickel faucet, sconce and mirror.
- One coat closet

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- Electrical outlets located in baseboard, recessed lighting and foyer chandelier installed

### **Living Room:**

- Masonry fireplace custom honed marble Jerusalem gold surround & hearth and custom detailed wood mantle, wood burning and piped for propane gas logs.
- Select and better red oak flooring (2 1/4")
- Electrical outlets, central vacuum located in baseboard, chandelier and sconces installed
- Wired for whole house sound
- Formal crown mouldings 2 piece, window and door casing 1 piece, plynth blocks on door and cased openings

### **Library:**

- Mahogany raised paneling chair rail height
- Coffered ceiling with mahogany mouldings, window and door casing 1 piece, plynth blocks on door and cased openings
- Masonry fireplace with marble-honed absolute black surround & hearth; wood burning and piped for gas logs
- Select and better red oak flooring (2 1/4")
- Electrical outlets data/com located in baseboard; floor outlets data/com/electrical
- Wired for whole house sound and wired for flat panel TV location
- Recessed lighting installed

### **Dining Room:**

- Paneled wainscoting; inset with cove molding
- Formal crown mouldings 2 piece, window and door casing 1 piece, plynth blocks on door and cased openings
- Custom tray ceiling
- Select and better red oak flooring (2 1/4")
- Electrical outlets, central vacuum located in baseboard; recessed lights, chandelier optional
- Wired for whole house sound

### **Butler's Pantry:**

- Custom cabinetry (stained maple) with 3/4" granite slab countertops
- Subzero wine cooler
- Asko dishwasher
- Round stainless steel bar sink with Rohl satin nickel faucet
- Under cabinet lighting and low voltage lighting in upper glass cabinets
- Formal crown mouldings 2 piece, window and door casing 1 piece, plynth blocks on door and cased openings
- Select and better red oak plank flooring (2 1/4")
- Electrical outlets in backsplash to code and baseboard; recessed lights

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### **Kitchen:**

- Designer, state-of-the-art gourmet workspace
- Custom cabinetry painted off-white maple cabinetry and stained maple on island with 1 ¼" granite countertops. Farm sink with Rohl satin nickel faucet, stainless steel prep sink with Rohl satin nickel faucet
- Appliances: Wolfe 60" gas range, Asko dishwasher, 2-Subzero refrigerators/freezers, 1-Dacor warming drawer, 1 GE microwave
- Tile backsplash; subway creamy white porcelain tile
- Under cabinet lighting, TV location wired
- Formal crown mouldings 2 piece, window and door casing 1 piece, plynth blocks on door and cased openings
- Select and better red oak flooring varying width
- Electrical outlets, data/com and central vacuum located in baseboard
- Recessed lighting, pendants above island, and hanging chandelier installed
- Wired for whole house sound
- French door leading to terrace
- Walk-in pantry

### **Mudroom:**

- Beaded panel wainscoting
- 1 closet for storage and coats; with melamine closet system
- Full bath with beaded panel walls, Kohler sink and toilet, chrome Rohl faucet and shower fixtures, glass shower enclosure, white ceramic subway tile walls, floors and shower basin slate
- Service staircase to family bedrooms and to finished lower level, red oak treads
- Additional entrance from garage; fire rated door
- Custom desk/message center (matching kitchen) with wood countertop and TV/computer location.
- Formal crown mouldings 1 piece, window and door casing 1 piece, plynth blocks on door and cased openings
- Slate tile flooring
- Electrical outlets located in baseboard; recessed lights and sconces installed
- Custom built-in bench, cubbies and coat hooks

### **Family Room:**

- Floor-to-ceiling Connecticut fieldstone fireplace, with bluestone raised hearth
- Select and better red oak flooring varying width
- Electrical outlets, data/com, central vacuum located in baseboards, recessed lighting
- Wired for flat panel TV location with surround sound

### **Master Bedroom Suite:**

- Formal crown mouldings 3 piece, window and door casing 1 piece, plynth blocks on door and cased openings
- Masonry fireplace-custom wood mantle, crema marfil marble surround

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- Custom vanities (painted maple) with cream marfil marble slabs and his and her Kohler sinks with Perrin Rowe satin nickel faucets
- Separate commode with Kohler toilet
- Spacious steam shower: ½” glass with tilt panel, crema marfil marble tile with deco chair rail/borders, and multiple Perrin Rowe satin nickel shower components (thermo valve with main head, handheld, three body sprays). Air tub with heat backrest set on marble crema marfil tub deck
- Wired for whole house sound in bedroom and bath plus wired for flat panel TV location with surround sound in bedroom
- Select and better red oak flooring (2 1/4”)
- Electrical outlets, data/com, central vacuum in baseboard, recessed lights and hanging chandeliers installed, auto lights in closets,
- Bathroom has programmable heated floors
- Walk-in dressing rooms, hers-painted wood and his stained wood closet systems

### **Bedroom & Baths:**

- Crown mouldings 1 piece, window & door casing 1 piece, plynth blocks on door casings
- Walk-in closets with melamine closet systems
- Select and better red oak flooring (2 1/4”)
- Electrical outlets, data/com and central vacuum located in baseboard, light fixtures installed, flush mount, sconce and/or recessed where applicable
- Designer bathrooms with custom vanities (MDF Cabinets), marble countertops with Kohler under-mount sinks, Rohl chrome faucets and tub/shower controls; marble flooring. Tile: bath 2: black and white ceramic on floor and subway white porcelain with deco on shower walls with marble countertop, white cast iron tub, bath3: carrera marble basket weave on floor and deco on tub walls, carrera white marble subway tile on tub walls, carrera white marble countertop, white cast iron tub, bath4: basket weave carrera marble with black dot on floor, white subway tile on shower walls with black deco border and carrera marble countertop, glass enclosure, bath 5: beige marble with blue glass border tile on floor, white subway tile on shower wall with blue glass tile deco and beige marble countertop, glass enclosure

### **Laundry/Craft Room:**

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Black and white ceramic floors/checker board design
- LG washing machine and dryer with pedestals, built-in ironing board
- Carrera marble countertops, deep stainless steel laundry sink with Kohler chrome faucet
- Electrical outlets located in baseboard and backsplash, recessed lights
- Cabinetry white melamine cabinets

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### **Bonus Room:**

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Electrical outlets, data/com, central vacuum located in baseboard, recessed lights
- Wired for audio and video

### **Optional floors that can be finished:**

- **Third floor**-bonus room with large proposed cedar closet and bath
- **Lower level**-theatre, billiard, exercise room, full bath, wine cellar, playroom

### **Unfinished areas, misc:**

- Poured concrete walls-10 feet tall, 10 foot ceilings (excluding spaces where soffits cover duct-work)
- Utility, furnace and storage
- Central audio/video, data/com equipment area; wired for whole house audio/video, etc.
- Lights (porcelain keyless) and light switch in each unfinished area-basement, attic

### **Comfort & Energy:**

- State of the art mechanicals
- Multi-zoned oil hydro-air heating and cooling
- Burnham boiler
- Full thickness insulation all exterior walls and ceilings
- Tyvek thermal house wrap
- Humidification for health and comfort; where air handlers are in conditioned rooms for first floor
- High efficiency air filters

### **Special Features:**

- Custom milled 1 ¾" MDF paneled doors
- Special oil rubbed bronze door hardware
- Security system with low temperature, CO2, water sensors and heat sensors
- Electric (quiet belt driven) garage door openers and remote keypad
- Electronic smoke and fire detection
- Seven rooms wired for music; plus rear terraces wired for music
- Front and rear staircases
- Central vacuum system
- Electrical outlets, data/com and central vacuum located in baseboards
- All bathrooms have exhaust fans
- Lawn sprinkler/irrigation system
- All waste line drops are cast-iron for sound proofing
- Master bath floor is heated

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- Architectural series historic window sills

### **Construction Specifications:**

#### **Waste Disposal:**

- Engineered five bedroom septic system
- Engineered stringent state and local health code requirements
- Our professional engineers locate the house, taking into account the placement of the primary septic system and reserve septic system areas and water detention areas.

#### **Utilities:**

- Underground utilities installed from curbside to the house

#### **Water Supply:**

- Well, storage tanks, and water softener system

#### **Foundation:**

- Foundation walls are approximately 10'0" (exact height is determined by builder) and 10" thick, 2500 PSI poured continuous concrete and set on a concrete spread footing
- Basement floor has a minimum thickness of 4" 3000 PSI poured concrete and machine trowel finish
- Exterior footing drains (using 4" perforated PVC with 4" to 6" of 1" stone surrounding) are installed to protect the basement area from water seepage
- Asphalt tar sealer and insulation is applied by hand below grade
- Exterior foundation ties are hand-sealed

#### **Garages:**

- Heated with belt driven garage door openers

#### **Slabs, Steps, Decks, & Terraces:**

- Front steps are poured continuous concrete capped with bluestone
- Bluestone walks are installed from the driveway to the front entrance(s)-
- Terraces bluestone, per landscape plan
- Stone wall and piers at street
- Asphalt driveway includes Belgian block curbing

#### **Framing:**

- Construction grade lumber is Douglas fir
- All spans and lumber and steel sizes are in strict accordance with the local building code
- Exterior walls are constructed of 2" x 6" studding, 16" on center with 6 ½" fiberglass insulation (R-19)

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- Interior walls are constructed with 2" x 4" and 2" x 6" studding, 16" on center; garage house walls and all carrying partitions are framed with 2" x 6" studding and are insulated with 6 ½" fiberglass (R-19); gable ends are constructed with 2" x 4" studding, 16" on center
- Exterior wall sheathing is ½" CDX plywood and Tyvek or barricade or similar building paper
- Sub-flooring is ¾" tongue-and-groove Advantech and is screwed and glued
- Sills will be 2" x 6" pressure treated wood, and insulated and have flashing
- Ceiling height on 1<sup>st</sup> floor-9'6", 2<sup>nd</sup> floor-9', lower level-10'. Ceiling height on 3<sup>rd</sup> floor 9'.

### **Siding:**

- Red cedar shakes
- Exterior trim redwood

### **Entrance Unit:**

- Mahogany 2 ¼" front door with mortise lockset, and sidelites.
- Interior doors are raised panel solid-core MDF. Door between the garage and living area must be fire rated.
- Garage doors are overhead; including garage door openers that are electric type

### **Windows & Patio Doors:**

- Windows and doors are LePage divided lite double-hung, insulated and including extension jambs, traditional mutins, and white screens-features easy tilt for cleaning

### **Roofing:**

- Cedar roof (#1Perfections) with copper flashings

### **Gutters:**

- Gutter and leaders to grade are copper

### **Insulation:**

- Tyvek or barricade or similar house wrap by hand around the exterior as energy-saving air filtration barrier
- Walls are 6 ½" (R-19) fiberglass insulation
- Attic contains 9 ½" (R-30) fiberglass insulation
- Basement per code

### **Chimneys & Fireplaces:**

- Residence has four rooms with fireplaces and three chimneys.
- All flashing is copper
- Raised or flush hearth, marble slab surrounds and stone surrounds

### **Interior Finish:**

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- Interior walls and ceilings are covered with ½” sheetrock and 3 coats of mud-taping compound
- Garage is covered with 5/8” sheetrock and 3 coats of mud-taping compound
- Sheetrock is nailed, screwed and well-taped. Water resistant Greenboard and Durarock where required by builder is included

### **Flooring:**

- 1<sup>st</sup> and 2<sup>nd</sup> floors are 2 1/4” select and better red oak flooring installed, sanded, stained and three coat poly-sealed
- Master bath is marble
- Service, baths and laundry are ceramic tile and/or marble

### **Interior Trim:**

- Custom builder’s trim package and architectural trim package
- Main entry staircase and stair hall staircase have architectural (oak) rails, and paint grade balusters and newel posts. Staircase will have oak treads and poplar risers, volute and first stair bull nose

### **Paint:**

- Exterior trim is painted with 2 coats from Benjamin Moore
- Exterior siding is stained with 2 coats from Cabot’s
- Interior walls receive 1 coat of primer and 2 coats of finish of Benjamin Moore latex white wall paint
- Interior ceilings receive 1 coat of primer and 2 coats of finish of Benjamin Moore latex white ceiling paint
- Interior trim and doors receive 1 coat of primer and 2 coats of Benjamin Moore oil-based interior paint

### **Plumbing:**

- Six full baths, one half baths
- Hot and cold water lines are copper, drain lines and stack vents are SCH 40 PVC or ABS and/or cast iron
- Kohler plumbing fixtures or similar builder’s products and colors are included
- Faucets are Rohl, Perrin & Rowe, and/or Kohler
- Laundry room includes washer, dryer
- Three outdoor freeze-less spigots are provided

### **HVAC:**

- Hydro-Air system with six zones and two 330 gallon oil tanks, air conditioning, 120 gallon hot water storage tank, and programmable thermostats are included

### **Electrical:**

- 600 amp service with circuit breakers and Romex style wiring; standard wiring per code
- Generator optional

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- Smoke detectors are provided for all floors and bedrooms which are hard-wired to the security system.
- Three GFI –ground fault interrupters are provided for the exterior of the home; all other outlets are per code
- Standard switches, Decora plugs and all covers are provided; white plastic. Switches and plugs per code.
- Lights (porcelain keyless) and light switch in each unfinished areas

### **Security & Convenience:**

- Central hard-wired security system providing break-in protection; hard-wired windows and doors on 1<sup>st</sup> floor, 2<sup>nd</sup> floor and basement; interior motion detector(s) and central keypad(s) in three locations; monthly monitoring estimate is \$45.00/month

### **Driveway:**

- 2” asphalt with Belgian block curbing, and proper drainage

### **Landscaping:**

- Stone walls, fill, loam, terraces, shrubs, trees, sprinklers and yard topsoil/seeded are included on site; per landscape plan.

### **Telephone:**

- Residence will be pre-wired for 10 telephone jacks

### **Cable:**

- Residence will be pre-wired for 10 cable jacks

### **Non-Warrantable Items:**

- R.R. Builders, llc adheres to standards of National Association of Home Builders and is a member in good standing

*All dimensions are approximate. Specifications, price, square footage subject to change without notice.*

Another fine home constructed by:

### **R.R. Builders, LLC**

P.O. Box 1567

New Canaan, CT 06840

203.536.3831 phone

203.286.2388 fax

[richardrosano@rrbuilders.com](mailto:richardrosano@rrbuilders.com)

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