

58 Parkers Glen

New Canaan, CT

Construction Specification Document

Enchanting new 11,570 sq ft home by Builder of the Year and award winning R.R. Builders. Tranquil and picturesque setting. Perfectly proportioned rooms, exquisite chef's kitchen, beautiful architectural details and breathtaking grounds with pool environment with mature landscaping throughout property. Four finished floors, 6 en-suite bedrooms, pool with full service pool house, charming barn style 2 car detached garage (total of 5 parking bays/ 3 attached, 2 detached). Finished garden level with potential billiard room with optional bar, playroom, exercise room, full bath along with washer/dryer hookups, and proposed wine cellar and home theater. The home is wired for the future including optional whole house audio/video/smart home Crestron system. New cul-de-sac of luxury homes off of Wardwell Drive, New Canaan, CT. Each homeowner on Parkers Glen owns equal ownership of 4.5 acres of open space. This acreage has contains serene walking trails which are a stone's throw from these grand homes.

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 (6/1 style lite cuts)
- Custom copper gutters and downspouts
- Stone masonry on three chimneys with decorative bluestone caps
- Three-car attached garage with barn style doors painted and two car detached garage
- Architecturally designed grounds with pool environment including chimney with curved stone wall, multiple bluestone terraces and multiple grand bluestone stairs leading to sprawling lawn and mature plantings
- Heated 20 x 40 pool with spa, auto safety cover, winter cover, Jandy computer controls at spa and inside pool house. Blue stone decking set in concrete with its own pool environment-CT fieldstone free standing stone chimney and full service pool house
- Automated irrigation system with rain sensor
- Underground utilities
- 2 underground propane tanks (1-1000gal & 1-500gal) underground for kitchen cooktop, fireplaces, future bbq, generator, pool equipment

Interior Features:

Foyer:

- Two-story entry with solid custom-crafted mahogany door 2 ¼" thick detailed with millwork, transom and sidelites
- Paneled wainscoting; inset panels with cove molding
- Formal crown mouldings 3 piece, window and door casing 2 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 (3 1/2" with herringbone and inlay walnut border)
- Formal powder room; red oak flooring with Kohler pedestal sink and satin nickel faucet, sconce and mirror.
- Two coat closets
- Electrical outlets located in baseboard, recessed lighting and foyer chandelier installed

Living Room:

- Masonry fireplace-(brick herringbone pattern in firebox) 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 (3 1/2" with walnut inlay border)
- Electrical outlets located in baseboard, recessed lights and sconces installed
- Wired for whole house sound
- Formal crown mouldings 3 piece, window and door casing 2 piece, plinth blocks on door and cased openings

Library:

- Mahogany raised paneling; stained with custom hand rubbed glaze finish
- Wet bar including Sub Zero integrated refrigerator, satin nickel Rohl faucet, hammered stainless steel round sink, 1 1/4" marble- honed absolute black countertop, upper glass cabinets with low voltage lighting and under cabinet lighting
- Coffered ceiling with mahogany mouldings and ceiling panels, window and door casing 2 piece, plinth 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 (3 1/2")
- Electrical outlets, located in baseboard; floor outlets data/com/electrical
- Wired for whole house sound and wired for plasma TV location
- French door to covered bluestone porch
- Recessed lighting installed

Dining Room:

- Paneled wainscoting; inset with cove molding
- Masonry fireplace- honed marble crema marfil surround & hearth and custom detailed wood mantle, wood burning and piped for propane gas logs.
- Formal crown mouldings 3 piece, window and door casing 2 piece, plynth blocks on door and cased openings
- Custom tray ceiling with up-lighting
- Select and better red oak flooring (3 1/2" with walnut inlay border)
- Electrical outlets located in baseboard; recessed lights, and sconces installed
- Wired for whole house sound

Butler's Pantry:

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

Kitchen:

- Designer, state-of-the-art gourmet workspace
- Custom cabinetry painted off-white maple cabinetry and stained maple with glaze finish on island with 1 1/4" granite countertops with OG edging. Farm sink with Rohl satin nickel faucet, stainless steel prep sink with Rohl satin nickel faucet
- Appliances: Wolfe 60" dual fuel range, 2-Miele dishwashers, 2-Subzero refrigerators/freezers, 1-GE refrigerator drawers, 1-Miele warming drawer, 1-Miele coffee/cappuccino unit, -1 GE microwave
- Tile backsplash; subway creamy white porcelain tile
- Under cabinet lighting, TV location wired
- Formal crown mouldings 3 piece, window and door casing 2 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; lighting per plan
- Recessed lighting, pendants above island, goose neck lights above windows and hanging chandelier in breakfast room installed
- Wired for whole house sound

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Breakfast Room:

- French Doors leading to terrace
- Select and better red oak flooring (2 ¼")
- Electrical outlets located in baseboard; lighting per plan
- Formal crown mouldings 3 piece, window and door casing 2 piece, plynth blocks on door and cased openings

Mudroom:

- Beaded panel wainscoting
- 2- closets for storage and coats; with melamine closet system
- Family powder room with beaded panel walls, Kohler sink, toilet and chrome Rohl faucet
- Service staircase to family bedrooms and to finished lower level, red oak treads
- Additional entrance from garage; fire rated door
- Custom desk/message center with wood countertop and TV/computer location.
- Formal crown mouldings 3 piece, window and door casing 2 piece, plynth blocks on door and cased openings
- Slate tile flooring
- Electrical outlets located in baseboard; recessed lights and sconces installed
- Walk-in pantry

Family Room:

- Floor-to-ceiling Connecticut fieldstone fireplace, with bluestone raised hearth
- Built-in bookcases with flat panel TV location surrounding fireplace installed
- Select and better red oak flooring varying width
- Electrical outlets located in baseboards, recessed lighting
- Wired for plasma TV location with surround sound
- Three French doors leading to terrace

Master Bedroom Suite:

- Formal crown mouldings 3 piece, window and door casing 2 piece, plynth blocks on door and cased openings
- Masonry fireplace-custom wood mantle, crema marfil marble surround
- Custom vanities (painted maple with glazing finish) with cream marfil marble slabs with OG edging and his and her wide Kohler sinks with Perrin Rowe satin nickel faucets; separate matching make-up vanity
- 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 (rain head, his/her thermo valves and main heads, handheld, four body sprays). Free standing Bain Ultra air tub with heat backrest, remote control
- 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 (3 1/2")

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- 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; auto lights in each closet

Bedroom & Baths:

- Crown mouldings 2 piece, window & door casing two piece, plynth blocks on door casings
- Walk-in closets with melamine closet systems with auto lights
- Select and better red oak flooring (3 ½")
- Electrical outlets, data/com and central vacuum located in baseboard, auto lights in closets, recessed lights, sconces installed
- 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: honey onyx marble on floor and deco on shower walls, shower walls creamy white subway tile and marble countertop, ½" glass enclosure, bath3: ming green marble on floor and deco on tub walls, white cast iron tub, carrera white marble subway tile on tub walls, carrera white marble countertop, bath4: basket weave carrera marble with black dot on floor, white subway tile on tub walls with black deco border and carrera marble countertop, white cast iron tub, bath 5: beige marble with blue glass border tile on floor, white subway tile on tub wall with blue glass tile deco and beige marble countertop, white cast iron tub, bath 6: carrera marble herringbone on floor, white subway tile on tub wall, white cast iron tub, and carrera marble countertop
- Programmable heated floors in bath 1-5

2nd Floor Hallway:

- Wainscoting to match main hallway; recessed panels

Laundry Room:

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Beige ceramic tile flooring
- LG washing machine and dryer with pedestals, Asko drying cabinet
- Beige granite countertops, deep stainless steel laundry sink with Kohler chrome faucet
- Electrical outlets located in baseboard and backsplash, recessed lights
- Cabinetry white melamine cabinets

Craft Room:

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Electrical outlets located in baseboard, recessed lights

Computer/Lounge 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
- Beadboard wainscoting on walls

Lower Level:

Finished space:

Bathroom:

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Slate tile on floor and shower basin, creamy white subway tile on walls, ½” glass door shower enclosure, white MDF custom vanity and Rohl chrome faucet and shower fixtures, Kohler toilet and undermount sink, W/D hookups next to bath installed
- Electrical outlets located in wall, recessed light and sconce installed

Add'l finished rooms: Exercise room, Playroom, Vestibule, Billiard room:

- Crown mouldings 1 piece, window & door casing one piece, plynth blocks on door casings
- Floors-engineered hardwood installed and slate installed in vestibule
- Electrical outlets, data/com and central vacuum located in baseboard, multiple flat panel TV locations wired
- French door leading to rear yard
- *Optional* wet bar in billiard room is plumbed and wired

Add'l semi-finished rooms:

-Theatre--soundproofed, sheet rocked, all recessed lighting installed with lighting control installed stage for seating built. *Optional* proposed design for millwork, seating and equipment available

-Wine Cellar—HVAC system installed, recessed lighting installed, insulated and sheet rocked, floor-ceramic tile staggered joint design installed. *Optional* wine racking designed

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 room; wired for Crestron system, whole house audio/video, etc.
- Lights (porcelain keyless) and light switch in each unfinished area-basement, attic

Pool House and Two Car Detached Garage:

- Pool house:
 - Full bath-- slate floor, white ceramic subway tile on shower walls, verde green marble countertop, ½” glass door, Rohl shower and sink fixtures, Kohler undermount sink and toilet, washer and dryer, MDF white vanity with framed mirror, recessed lights, bath fan and sconce.
 - Kitchenette/Lounge---Custom cabinetry off-white painted maple upper and lower cabinets with verde green marble countertop with deep stainless steel sink with Rohl satin nickel faucet, GE refrigerator, Asko dishwasher, GE microwave. Slate floor, coffered ceiling, recessed lights, wired for flat panel TV and whole house sound, data/com, alarm/smoke-fire/low temperature detectors.
 - Mechanicals—1 zone HVAC heat and air conditioning, hot water storage tank.
- Garage:
 - Heated, custom polymer coated floors, belt driveway quiet door openers

Comfort & Energy:

- State of the art mechanicals
- Multi-zoned oil hydro-air heating and cooling
- Dual hi efficiency Burnham boilers, 8 zones
- Full thickness insulation ALL interior and exterior walls (interior for sound proofing)
- Tyvek thermal house wrap
- Steam 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
- Hot water re-circulation system for master bath
- Electric (quiet belt driven) garage door openers and remote keypad
- Electronic smoke and fire detection
- Twelve rooms wired for music with; plus rear terraces wired for music
- Front and back staircases
- Central vacuum system
- Electrical outlets, data/com and central vacuum located in baseboards
- All bathrooms have exhaust fans
- Lawn sprinkler/irrigation system
- All walls and ceilings are insulated
- All waste line drops are cast-iron for sound proofing
- Bathroom floors are heated on 2nd floor
- Architectural series historic window sills
- Add'l storage room on the 3rd floor is finished

Construction Specifications:

Waste Disposal:

- Engineered seven bedroom septic system included
- 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:

- All five bays are heated and have custom polymer coated floors

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)-the exact size and layout is determined by landscape plan
- Terrace(s) bluestone, per landscape plan
- Stone wall and piers at street
- Asphalt driveway includes Belgian block curbing and banding and medallion
- Exterior fireplace at pool

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 1st floor-10', 2nd floor-9', lower level-10'. Ceiling height on 3rd floor 9'.

Siding:

- Red cedar shakes
- Exterior trim redwood

Entrance Unit:

- Mahogany 2 ¼" front door with mortise lockset, transoms 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, allowance

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 (taper sawn) 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
- Bathrooms are sound-proofed with 4" 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:

- 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:

- 1st and 2nd floors are 3 1/2” 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 (mahogany) 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 Cabots
- 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:

- Eight full baths, one half baths
- Hot and cold water line are copper on manifold system, 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, Kohler
- Laundry room includes washer, dryer and drying cabinet and lower level includes add’l W/D hookups
- Three outdoor freeze-less spigots are provided

HVAC:

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

Electrical:

- 800 amp service with circuit breakers and Romex style wiring; standard wiring per code
- 100kw generator with auto switch is included
- 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 1st floor, 2nd 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, banding and medallion and proper drainage

Landscaping:

- Stone walls, retaining walls, fill, loam, terraces, outdoor chimney, 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:

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