

**Mad River Chalets  
General Spec  
1.6.26**

**1. ELECTRICAL:**

- We will provide electrical wiring for a single-family dwelling based general specifications. The specifications below are based on a generic lighting and wiring layout.
  - Standard plugs (white)
  - Standard switches (white)
  - Slide dimmers on all lighting *except baths*
  - Recessed housings and trims all 2" DALI RGR2-CC
  - 200 AMP service located beneath the laundry room
  - Smoke and CO detectors as per code
  - All closets to have led lights with wall switch
  - Examples of outlets, dimmers and switches are below





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**Exterior Lighting:**

- One (1) light over the garage door *by builder*
- Two (2) exterior light at the rear slider, left & right
- Two (2) recessed lights in the front entry porch (*provide whip for onsite built porch by builder*)
- One (1) GFI outlet front and rear as required
- Mounted fixtures to be provided by the builder

**Garage Lighting:**

- To be completed onsite by the builder

**Foyer, Hall, Laundry:**

- Six (6) 2" recessed lights in the foyer and hall to the garage
- Two (2) 4" recessed in laundry room

**Kitchen:**

- Four (4) 2" recessed
- Two (2) pendants over the island
- Wire for microwave in the island
- Wire for gas range
- Wire for dishwasher
- Wire for hood fan over the range
- UC lighting for all upper cabinets

**Living Room:**

- Wiring of gas fireplace *by builder*
- Four (4) 2" recessed
- CATV & RJ 45 outlets *by builder*
- Wiring for recessed tv over fireplace *by builder*

**All Baths:**

- One (1) vanity light wall sconce over each sink
- One (1) 2" recessed over the tub/shower
- One (1) 2" recessed over the toilet
- Switch for panasonic whisperquiet fan w/o light

**All Bedrooms**

- One (1) Ceiling fan
- Four (4) 2” Recessed 18” off the corners
- (1) CATV & RJ45 outlet
- Switch to bedside table outlets

**2<sup>nd</sup> Floor Sitting Room:**

- Four (4) 4” recessed lights
- (1) CATV and RJ 45 outlet
- Wiring for TV

**2<sup>nd</sup> Stairway:**

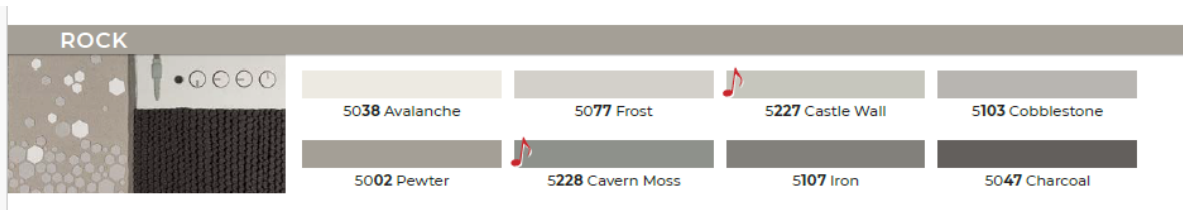
- Three (3) 2” Recessed lights
- Switch at top and bottom of the steps

**2<sup>nd</sup> Floor Hall:**

- Three (3) 2” Recessed lights

**2. FLOOR TILE:**

- All bathrooms, laundry, foyer, and hallway to the garage to be tiled
  - Floor tile to be 12” x 24” with a ½ offset color to be Stamina Grey RL23
  - Grout color to be Cobblestone 5103



CORE FUNDAMENTALS™ – PRIME  
 GLAZE CERAMIC FLOOR TILE

FINISHES: MATTE



Photo features Vitality White RL20 12 x 24 on the floor.

FLOOR TILE



VITALITY WHITE RL20



DYNAMIC BEIGE RL21



STAMINA GREY RL23

**3. CARPET:**

- All bedrooms to carpet
  - Shaw carpet endurance
  - Color to be 105 Daytona Sand

**Cape Canaveral (T) 25oz**

13'7" – 450SE

15'3" - 451SE



110 Suzette      121 Fossil      125 Pottery      126 Canyon Cove



500 Silvermist      502 Charcoal      700 Camelback      720 Coffee Bean

4. **WETWALL:**

- All bathtubs and showers to be wet walls
- Classic Weave W7073
- (4) Corner Shelves 2- each side



Classic Weave - Pro Plus Design  
Panel Sample

W7073

Warm grey and cool grey tones mesh in a classic and subtle linen blend that offers broad coordination with other colors and materials.

\$11.99 | 5" x 8" Sample

1

ORDER A SAMPLE

[WHERE TO BUY](#)

[DOWNLOAD BIM FILES](#)



Corner Shelf Sample in Antique  
White

WWA-CORSHELF1-ANTIQ-WHT

\$0.75 | 2 1/4" x 2 1/4" Sample

1

ORDER A SAMPLE

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5. **PLUMBING:**

- Delta Black Finish
  - Tub Shower delta black
  - Toiler levers black
  - Toilet shutoff valves black
  - 8" widespread for baths #'s 2,3,4
  - Single hole bath #1
  - Shower pans to be 36" x 60"
  - Tub 30" x 60" at least 18" deep
  - Vanity sinks square white
  - Toilets comfort height, elongated bowl, soft close seat



**Model No: T14464-BL**  
**Finish: Matte Black**  
**Ashlyn Monitor 14 Series**



**Delta Nicoli 1.2 GPM**  
**Widespread Bathroom Faucet**  
**with Push Pop-Up Drain...**  
 Model: 35849LF-BL



**Delta Modern 1.0 GPM Single**  
**Hole Bathroom Faucet with**  
**Push Pop-Up Drain Assembly ...**  
 Model: 567LF-BLGPM-PP



White



Elongated Right-Height Water Closet w/Seat  
 (1.28 gpf) (16 1/2" Height off Floor)

Overall Size			interior Size		
Length	Width	Depth	Length	Width	Depth
20"	15"	7 1/2"	18"	13"	6"



Icon 6038 ANSI B SMC Alcove  
 Shower Base

60" x 38" x 3"



- FHA Code Compliant
- Integrated Weep Holes
- Textured Slip-Resistant Floor



260030M AFR 60 x 30 AcryIX Alcove  
 Bathtub

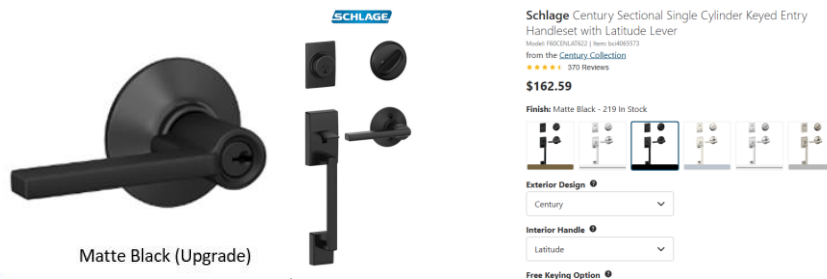
60" x 30" x 18"



- Soaking tub
- Space saving
- Integrated Tiling Flange and Skirt

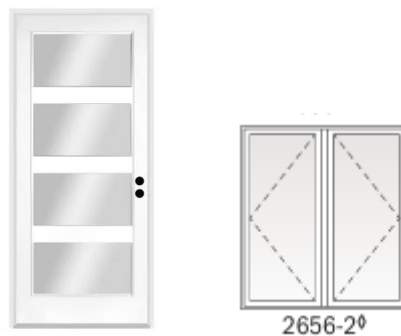
**6. INTERIOR DOORS HARDWARE:**

- For all rooms
  - Latitude lever black finish
  - Front entry as shown
  - Garage door is to be double bored deadbolt and handle
  - Privacy for all bedrooms and baths



**7. WINDOWS & DOORS:**

- Front door Therma Tru style similar to below
- Garage fire door to match interior doors
- Windows to be Anderson Casement model 2656-2
- Verify height above the FF for tempering
- All baths to be tempered
- Bath windows to be Anderson Model AW251



**8. EXTERIOR SIDING:**

- Provided by and install by builder Northwoods Savannah Wicker siding

**9. ROOFING:**

- Provided by and install by builder roof color to be “Nantucket Morning”



Nantucket Morning

**10. EXTERIOR TRIM:**

- Delete all exterior trim

**11. PLUMBING ACCESORIES:**

- Delete all towel bars, robe hooks, mirrors etc.

**12. KITCHEN & BATH CABINETRY:**

- Single sink vanities to have a center cabinet with drawer units left and right
- Double sink vanities to have sink base cabinets with a drawer unit in the center
- All cabinetry to be Glenrock Maple in a “Boardwalk Finish”

Glenrock Maple

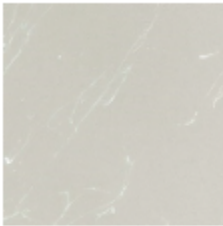


**13. APLIANCES:**

- Refrigerator Whirlpool Model #WRMF3636RZ
- Range Whirlpool Model #WSGS7530RZ
- Hood Whirlpool Model #WVW53UC6LS
- Microwave Sharp Model #SMD2470ASY
- Dishwasher Whirlpool Model #WDT750SAKZ
- Washing Machine and Dryer Set Whirlpool Model #WHWADRERW5720

**14. KITCHEN & BATH COUNTERS:**

- Kitchen counters by builder
- All bathroom counters to be cultured marble ash C102



Ash C102

**Notes:**

- *If there is a conflict between this spec and the plans the spec shall prevail*
- *All mountable electrical fixtures to be provided and installed by the builder*
- *All medicine cabinets to be provided and installed by the builder*
- *All bath accessories to be provided and installed by the builder*
- *Kitchen appliances to be provided and installed by the builder*
- *Kitchen counters to be provided and installed by the builder*
- *Kitchen sink to be provided and installed by the builder*
- *Kitchen faucet to be provided and installed by the builder*
- *Carpet to be provided by Westchester and installed by the builder*
- *Tile for laundry, hallway to garage and foyer to be proto be provided and installed by the builder*
- *Exterior mounted light fixtures to be provided and installed by the builder*